

Savannah Pointe at Venetian Bay

c/o TLC Professional Group LLC ~ 5889 S. Williamson Blvd., Suite 1301 ~ Port Orange, FL 32128
386-219-2010 ~ cheryl@tlc-pg.com nancy@tlc-pg.com

ARC GUIDELINES Revised August 2020

These are the current guidelines and interpretations of the Savannah Pointe HOA Covenants that the Architectural Review Committee uses when applications are requested by homeowners. All changes to the outside of any home in Savannah Pointe must have the prior written approval of the ARC and the Board. The ARC can disapprove any application based solely on the grounds of aesthetics and community quality of life. These guidelines can be changed at any time at the Board's direction.

Mourie Black Roofs: Solar panels have been approved in the past that are dark black to match the roof and must be removed at the owner's expense for any roof cleaning, repair, or replacement. This fact must be disclosed to any future homeowner.

Skylights: Must be sky tube style and flush mounted with roof with similar color.

Exterior Lighting: Kitchler Townhouse Collection – Black.

Paint: Painting is the responsibility of the HOA on a scheduled basis. Anything attached by a homeowner, such as wall art and attached hose caddy's, must be removed prior to any painting at the home owner's expense. This fact must be disclosed to any future homeowner.

House numbers: Creative Mailbox & Sign Designs Corinthian Horizontal.

Door hardware: Kwikset Chelsea Nickel Finish, Bronze or Gold.

Fences, Landscape, and Patios: No fences allowed. No additional landscaping. Grills are permitted on rear patios, not on the grassy area. Per an Amendment that was filed in June of 2017, pavers are permitted under the following criteria: *Patio extensions: May be installed up to six (6) feet beyond the exterior rear walls of any patio now existing or hereafter approved in the same width as the patio located within the interior boundaries of the exterior rear walls.*

Gardens: Limited garden art (decorations) will be permitted as long as it is not permanent. Everything should be removable. This will only be allowed in existing gardens. There will be no new gardens created or trees added. Plants must be replaced at the home owner's expense. There is an approved list of replacement plants.

Gutters: White seamless gutters and white downspouts with no center downspout on the side unless required by house design. Should house design require a center downspout on the side, no discharge of runoff water shall be permitted into the areas located between neighboring units. All runoff from all downspouts shall be redirected to the front or rear of the house.

Front Screen/Storm Door: White retractable screen on outside of door frame or the same color as the trim of the door OR an exterior white "full view" aluminum storm door with interchangeable black screen. Door must be full view only. Example: Larson's Williamsburg or Springfield model or Andersen's Full View Interchangeable although can be any quality manufacturer.

Garage Screen Door: Exterior garage screen doors, e.g. any door that is housed or mounted on the exterior of the garage is strictly prohibited based on purely its aesthetic value alone which would violate the Developer's intent to maintain substantial uniformity of the home in accordance with ARTICLE 10.1. If a garage screen door is completely contained on the interior of the garage, it does not fall under the Association's jurisdiction. However, in order to maintain the continuity of the homes it would be ideal that only black screen with or without white metal or vinyl trim (matching the lanai screens) be used in order to keep uniformity in the community.

Flags: As allowed by the covenants, the only flags allowed shall be American flags and those specified in Florida Statutes 720.304.

Front Porch ceiling fans: Must be white, black or brown or match the exterior décor of the house. Bronze not permitted.

Satellite Dish Antenna: Must conform to the covenants.

Side Front Porch Steps: Side steps from driveway to front porch are to be no more than two (2) pavers high and connect to the driveway from the porch. They must be anchored/secured and made of brick pavers matching the driveway.

Screened in Lanais or Enclosures: Must be uniform and must be white framing with charcoal screen only.

Side Door Entry Pads: Must be 4' x 4' and be brick pavers matching the driveway pavers with the exception of the end units. These may go to the sidewalk as already existing on some homes.

Driveway widening: Must not exceed width of the outermost wall adjacent to the driveway and must remain straight and cannot flair and must include the soldier border around the perimeter.

Rear Alley Walkways: Must be made with matching brick pavers and must be at a right angle connecting the patio with the driveway. No curved walkways.

Permanent Hurricane Shutters: Must be the roll-down variety which store above the window inside a cornice. The color must either match the trim of the windows or be white. These are to be utilized during a hurricane ONLY.

Front Porch Railings: White PVC porch railings exist in the community. For continuity, any addition or porch railings/handrails must be white PVC to complement the existing aesthetic. An application must be submitted. An example of railings/handrails may be viewed at 3394 Torre Blvd. The home at 3408 Torre Blvd. with the white wrought iron railings is grandfathered in as work was completed prior to existence of ARC and will be altered to current standard at such time as existing railings become damaged or subsequent owners request work.

Under the Hose Bibs: Must be made of brick pavers matching the driveway, a length no longer than 37" and a width no wider than 24", abutting the house foundation.

Permanent Home Generators: Must be permitted and approved by New Smyrna Beach and applied for and approved by Venetian Bay's HOA as well as Savannah Pointe's HOA.

Driveway Garage Door: Replacement garage doors are to be full solid panel doors with no windows.

Side Garage Door: Must be a solid 6-panel door or top 2 panels may be removed and replaced with horizontal 12x24 impact glass. See 3387 Torre Blvd. for example.

House numbers on rear alley homes: House numbers must be Horizontal Night Bright Reflective Plaque, Model #31035 sold at Home Depot. For the rear, the numbers may be placed above the garage **only** and must be centered both horizontally as well as vertically. These numbers may also be used as a replacement number for the front of any house where the existing numbers currently are **or** they may be put above the archway in front but must be centered both horizontally and vertically **or** they may be centered both horizontally and vertically over the garage door.