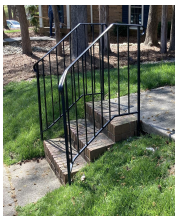
Architectural Control Guidelines

For architectural integrity of Sardis Forest Patio Homes

Owners must obtain **prior written approval** by the Architectural Control Committee (ARC) for all exterior changes or additions including, but not limited to, buildings, fences, walls or other structures, patio enclosures to make screen porches or sun porches (sun rooms), with additional approval required to later convert screen porches to sun porches (sun rooms), windows, doors, storm windows, storm doors, privacy fences, wrought iron railings, and exterior portions of replacement of heating and air conditioning systems. Owners shall not paint any exterior portion of the building without prior written approval by the Committee. Proposed changes must be submitted to the Committee in writing by contacting the management company and allowing up to thirty (30) days for a decision. Changes prior to ARC approval are subject to removal of the change, fines or both.

Change/ Addition	Description	Needs Board Approval Yes/No	Additional Information
Antenna Location	to be reviewed	Y	
Exterior Paint Color	Sherwin Williams	Y	Paint specifications must be obtained from ARC committee
Fences	Gothic style- 6 feet or existing height Flat side to exterior	Y	
Fire Pit	Due to code enforcement of setbacks to combustible material fire pits are not allow at SFPH		
Front Door	Colonial Style	Y	
Front Door Paint Color	Sherwin Williams	Y	Paint specifications must be obtained from ARC committee

Front Porch Lights		Y	Lights in the style of given examples
Front Yard Pine Needles	Pine Needles (provided by SFPH)	N	If other than provided pine needles, must be approved by board
Front Yard Plantings by Owner	Plant at own risk	N	Maintained by owner
Pergola	Must look the same as original pergolas	Y	
Replacement Windows	6 x 6 grid color should closely match building trim	Y	
Screened Porches or Enclosed Sunrooms	Please request information for addition procedure	Y	Owner responsible for all permits and costs
Outdoor Stair Railing		Y	
Trees and Shrubs	At discretion of landscape committee	Y	

revision 3/2023

Link to ARC Form- http://sardisforestpatiohomes.com/association-documents/