

Smith Oaks Planning, Construction, and Development Criteria
February 9, 2021

The purpose of the planning criteria is to enhance the quality of architecture within the development, to protect property value and to assure Smith Oaks will offer a unique living experience.

All land and improvements within Smith Oaks are subject to architectural and environmental review. This review shall be in accordance with the Declaration of Covenants, Restrictions, and Easements for Smith Oaks (the “Covenants”), and the Smith Oaks Planning, Construction, and Development Criteria described below. All capitalized terms used herein shall be used as defined in the Covenants.

Architectural creativity and individual taste is encouraged within a set of guidelines which provide for a harmonious neighborhood. The planning criteria shall serve as guidelines only, the Declarant (as defined in the Covenants) reserves the right to approve or deny all final plans, and shall promulgate and revise from time to time the planning criteria. Construction may begin only when plans have been approved and the lot purchased. Please submit the following items and two sets of plans for review by the Declarant (an emailed copy is preferred)

- Individual Lot Plan showing building improvements. (Driveways, walks, patios, decks, pool areas and fences). Clearing must not commence until site plan approval by the Declarant.
- Detailed floor plan with gross heated area shown in square feet.
- Building Elevations (front, rear and side at 1/4” scale).
- Samples of paint, brick, stone, fiber cement, or location where previous material has been used. The Owner’s builder (the “Builder”) may submit a manufacturer’s cut sheet or location where the material has been used for the Declarant’s Review. Colors must be noted on plans where applicable.

DESIGN CRITERIA

Accessory Buildings:

Design should follow the same design and criteria as the main buildings. Unity of appearance is the goal. Pole barns with metal siding that blends in color to the main structure or the natural surroundings are allowed.

Building Height:

Two stories is the maximum building height unless a basement is being constructed or if a bonus space is added.

Colors:

All exterior colors are to be approved by the Declarant.

Driveways:

Use graceful and where possible curving lines. The layout of the driveways must be shown on the site plan. Where required, a concrete or HDPE culvert shall be installed under the driveway for access over the ditch. The pipe shall be a minimum of 20 ft. in length. The first 20 ft. in length of the driveway measured from the edge of pavement shall be concrete with a minimum width of 10 ft. The remaining portions of the driveway up to a concrete apron at the house may be gravel. Should the Builder change the layout of the driveway after approval, then the Builder must submit a revised plan or flag the proposed driveway location on the lot for review by the Declarant.

Exterior Finish:

Use materials and finishes that complement the home design and are compatible with the neighborhood. All exterior walls must be brick, wood, stucco, stone, or fiber cement. (Fiber cement siding and other wood lap material should have a maximum exposure of 7 ¼ inches). Foundations must be covered with stucco, brick or stone. Unless approved by the Declarant, the material used on the foundation should be the same on all four sides of the building. Standard brick size is encouraged (not queen) and may be required with southern traditional design. Vinyl may be used on the fascia and soffit.

Fences:

All fencing must be approved by the Declarant. Plant materials should be used to soften the impact of fencing. Fencing cannot exceed 6 ft. height. The style of fencing must be approved by the Declarant. All wood fences must be painted black, brown or stained a neutral color as approved by the Declarant.

Front Entries:

Front entries are a key feature in traditionally designed houses and should be emphasized using recessed entries, single doors with sidelights and transoms, double decorative doors, and ornamental molding surround.

Garages:

A variety of garage forms shall be encouraged. The primary goal is to de-emphasize the garage door and driveway and parking. Side entry garages are strongly encouraged.

Landscaping:

Emphasis should be placed on selecting landscaping materials which are compatible with and which enhance the surrounding environments. Foundation plants are required on all street sides of the house. Additional foundation plants may be required by Columbia County.

Existing vegetation and specimen trees will be protected where possible. Clearing of lots is to be performed in order to allow for natural areas and buffer, particularly in the rear yard, to remain when possible.

All lots are required to have an underground irrigation system to irrigate the front, both sides and the rear areas immediately around the houses but does not have to cover the entire lot. Some lots are required to construct small stormwater containment areas or rain gardens, to slow the flow of water from the lot.

Lighting:

Flood lights must be shielded so that they do not shine directly on neighbor's property or the street. Up lighting of the house is encouraged; however, any exterior lighting shall require approval by the Declarant.

Mailbox Installation:

Each Owner is required to install a mailbox in accordance with USPS standards. Mailbox post shall be 6x6 painted black with a black mailbox. Lettering or numbers on the mailbox shall be white.

Minimum Square Footage:

Minimum heated and cooled square footages is 2800 sq. ft. This excludes basement square footage unless approved otherwise. Initially unfinished bonus room space upstairs is allowed to count toward the 2800 sf minimum but at least 2500 sf must be finished at time of initial construction.

Pools:

Generally swimming pools should be considered as carefully as the main house. Setbacks, general location, grades, privacy, and existing vegetation are the most important factors normally reviewed by the Declarant. The Owner, designer, and Builder should also consider the adjacent properties when deciding the siting of the pool and enclosure. Occasionally it is necessary to require additional site work to accommodate a swimming pool. It is the Owner's responsibility to ensure that the swimming pool builder does not violate the covenants, codes, and restrictions or the conditions of all applicable ordinances as well as the Covenants including site access, drainage, and runoff flow.

Porches:

The use of front porches is encouraged.

Roofs:

Roof shape, pitch, materials and colors should be harmonious with existing housing and overall building design, including solar devices, skylights and dormers. Gable and hip roofs are permitted. Vinyl fascia and soffit is permitted. Skylights on the front elevations are not permitted. The main roof pitch should be an 8:12 minimum. Colors other than black or weathered wood must be approved by the Declarant.

Setbacks:

Minimum setbacks are noted on the recorded plat. In cases where an easement is present on the lot then the greater of the easement line or the setback line limits the location of where the house can be placed. No HVAC units can be placed within drainage and utility easements.

In order to maintain the character of the community, the site has not been graded other than to construct the roads. For this reason, stormwater will naturally flow from lot to lot and into natural low areas. Owners are forbidden from altering the natural drainage ways in such a way that would create an issue for adjoining lot owners.

Sidewalks

Sidewalks are not required.

Soil Erosion Control Plan:

As required under recent state adopted federal NPDES regulations, during construction each lot must comply with the overall development and individual lot soil and erosion control plan according to GAR 100003. Each Owner or Builder understands that they are the secondary permittee or possibly the tertiary permittee according to the state's regulations. Secondary and Tertiary Permittee packages will be provided by the Declarant to the Owner or Builder. The Permittee packages will include an Acknowledgement letter, copy of the Notice of Intent for the Primary Permittee, blank Notice of Intent for Secondary Permittee, copy of General Permit # GAR100003, the Soil Erosion, Sedimentation and Pollution Control Plan and the Comprehensive Monitoring Plan. Each Owner or Builder understands that additional soil erosion and sediment control measures may be required by the regulatory authority to prevent silt from leaving the site. Each Builder shall be responsible for stabilizing all areas of the lot and any areas outside of the lot they disturb.

Each Builder to provide Concrete Washout locations for each building site or establish common sites for us by multiple lots. It is the Builders responsibility to insure the concrete washout stations are installed and maintained properly.

Any areas disturbed outside the lot by the Builder shall be stabilized by the Builder.

Windows and Doors:

Finish and trim should coordinate with the overall architectural scheme. Square windows may be used for minor openings. The use of any transoms or glass block walls must be approved during the review of the construction plans. All garage doors shall be painted an approved color. All storm doors must be approved prior to installation.

General Rules for Builders and Trade Contractors:

Each Builder is responsible for maintaining a neat and clean job site. Construction debris shall be properly contained on site and disposed of as needed. Material shall be neatly stacked and stored on site. It is encouraged to utilize roll off containers to collect construction debris in for disposal and that each site is cleaned at the end of the day. A port-a-let must be on-site or within 150 feet of any construction until plumbing is operational inside the house.

Please respect the neighborhood and its residents. Owners are responsible for any mud or debris that each Owner or any of their trades bring onto the street. No loud music, no yelling and no foul language will be tolerated.

Do not block the street, driveways or mailboxes. Try to limit parking to one side of the street so that it does not get blocked. Speeding and hot rodding will not be tolerated.

Owners will be held responsible for anything damaged on-site.

Declarant encourage each Builder to establish work hours of 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturdays with no work on Sunday. It is understood there may be times when this is not possible due to weather conditions or delays.

No drugs or alcohol shall be consumed on the site nor will anyone be allowed on the site while under the influence of drugs and/or alcohol.

All Builders will have a safety plan for their company and their job sites. Declarant is not responsible for reviewing or enforcing the safety plan for Builder or its trades. Nor is Declarant responsible for making sure any Builder adheres to OSHA guidelines and requirements.

No work, storage of materials or parking will be allowed on any Declarant owned lots or parcels.