

HAWKINS ISLAND

ST. SIMONS ISLAND, GEORGIA

GUIDELINES FOR DESIGN, REVIEW, AND CONSTRUCTION OF BUILDING PROJECTS

**REVISED IN ACCORDANCE WITH COVENANTS
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PREPARED BY

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GUIDELINES FOR DESIGN, REVIEW, AND CONSTRUCTION OF BUILDING PROJECTS

I. PURPOSE OF THE ARCHITECTURAL REVIEW COMMITTEE AND GUIDELINES

These guidelines have been created to enhance the appearance, to protect property values, and to increase the enjoyment of living in Hawkins Island. These guidelines are intended to assist property owners in the planning and construction process for new homes, remodels, additions, and landscaping for residential dwellings within the boundaries of Hawkins Island. The guidelines are not all inclusive. They should be used in conjunction with the “Declaration of Covenants and Restrictions for Hawkins Island” (hereinafter called the “Covenants”). If there is a conflict between the Covenants and the “Guidelines For Design, Review, and Construction of Building Projects” of Hawkins Island (hereinafter called the Guidelines), the “Covenants” prevail.

II. THE ARCHITECTURAL REVIEW COMMITTEE

The Hawkins Island Architectural Review Committee (hereinafter referred to as the “ARC”) consists of a licensed Georgia Architect retained by the Hawkins Island Board of Directors, and the Hawkins Island Board of Directors or licensed Georgia Architect retained by the Hawkins Island Board of Directors and a committee established by the Board of Directors. The “ARC”, acts as the agent for the Hawkins Island Board of Directors on all matters concerning the approval of plans for construction, review of the construction process and the final approval of the finished projects. Decisions made by the “ARC”, may be appealed to the Board of Directors when all means to resolve the differences have been exhausted.

III. WRITTEN APPROVALS REQUIRED

No trees may be removed, no excavations or filling may be started, and no building, fence or other structure may be constructed or altered on any lot without written approval by the “ARC”. This includes changes in exterior colors and major landscaping projects. Ordinary maintenance and interior alterations do not need approval.

IV. ARCHITECT REQUIRED

All construction plans must be prepared by a registered architect and bear an original seal and signature of the architect. All landscape plans must be prepared by either a registered landscape architect or someone with ample experience in landscape design and shall bear the original signature and seal if applicable of the architect or designer. It is recommended that the architect selected for the project be familiar with Hawkins Island and the construction codes and practices in the coastal region

V. DESIGN OBJECTIVES

The objective for reviewing plans for proposed projects is to protect the unique setting and to assure that the homes built at Hawkins Island add to the beauty and quality of the community rather than detracting from it. In order to achieve this goal the “ARC” will consider the following objectives and concepts:

1. **Site-** Each house should be designed for the specific site. The relationship of proposed construction to existing natural and man-made features; views to and from the home and adjacent structures; effect upon the streetscape, common open space, neighbors, drives, parking and landscape treatment should be carefully considered in the design process. The objective is to ensure compatibility with the neighborhood and surroundings and to protect the natural environment.
2. **Style-** A variety of architectural styles will be encouraged as long as the chosen style is in response to the setting.
3. **Precedent-** A feature or an entire home once considered satisfactory will not be construed as a precedent for repetition. The “ARC” will continually evaluate the building styles and techniques at Hawkins Island to determine those that have fulfilled development objectives.
4. **Deviations from Development Standards-** The “ARC” may grant approval to projects that deviate from the development standards incorporated in these guidelines when unusual site conditions or hardship out of the control of the Owner make it impractical to comply. The “ARC” cannot grant variances from the requirements of the codes and ordinances of Glynn County or other regulatory agencies.
5. **Design Repetition-** It is not necessary for every home at Hawkins Island to be unique; however, frequent repetition of designs within the neighborhood will not be acceptable.
6. **Cost-** It is not in the interest of Hawkins Island to permit lesser quality development in response to cost considerations.
7. **Speculative Builders-** The same standards will be applied in reviewing designs submitted by speculative builders as for all other applicants.
8. **Aesthetic Concepts-** The following are examples of some of the aesthetic criteria that may be considered in evaluating whether or not a particular exterior design is suitable. This list is not all inclusive:
 - a) **Scale-** Relationship of proposed structure to surrounding structures and site size in terms of lot coverage, height, width and overall visual impact.
 - b) **Massing** -Relationship of the elements of the structure to one another.

- c) **Fenestration**-Relationship of exterior opening (doors, windows, etc.) to the solid portions of the design and to one another, compatibility with the design of the home, materials used, and the manner in which fenestration is detailed.
- 9. **Roofscape**- Relationship of roof shapes and treatment to the overall design concept of the home to ensure that the design will represent a comprehensive design resolution. Flat roof and parapet roof designs are discouraged.
- 10. **Materials and Color**- The quality and compatibility with the surroundings.
- 11. **Aesthetics** -Overall design quality based on the judgment of the “ARC”.

VI. DEVELOPMENT STANDARDS

- A. **Minimum Square Footage**- The minimum heated and cooled dwelling area for a home in Hawkins Island is 2,200 square feet for a one-story structure. In the case of a two-story structure no dwelling shall be erected on any lot where the interior heated floor space is less than 4,000 square feet and where the total square footage of the heated space on the ground floor is no less than 2,000 square feet.
- B. **Maximum Site Coverage**- The percentage of the total high-ground area (non-wetland or marsh) covered by the footprint of the structures, driveways, parking, walkways, pools, decks, patios, terraces and other developed areas is the site coverage. The maximum site coverage allowed in Hawkins Island is 50%.
- C. **Building Site Development** – The following Building Site Development Guidelines have been established as a general guide for the development of a Building Site. The ARC will generally refer to the following guidelines in evaluating any applications. However, due to variations in site conditions, these guidelines do not represent absolute or precise standards; and improvements which fall within the guidelines, will not be automatically approved. Proposed improvements which approach the maximum allowable size for specific Building Site will require a more thorough evaluation.

“Building Site Development Guidelines”

APPROXIMATE AREA OF BUILDING SITE (S.F.)	MINIMUM AREA OF OPEN SOIL (S.F.)	MAXIMUM BUILDING FLOOR AREA UNDER ROOF (S.F.)	MAXIMUM SITE COVERAGE (S.F.)
9,000	4,500	4,050	4,500
10,000	5,200	4,500	4,800
11,000	5,900	4,950	5,100

APPROXIMATE AREA OF BUILDING SITE (S.F.)	MINIMUM AREA OF OPEN SOIL (S.F.)	MAXIMUM BUILDING FLOOR AREA UNDER ROOF (S.F.)	MAXIMUM SITE COVERAGE (S.F.)
12,000	6,600	5,248	5,400
13,000	7,300	5,335	5,700
14,000	8,000	5,421	6,000
15,000	8,700	5,508	6,300
16,000	9,400	5,691	6,600
17,000	10,100	5,875	6,900
18,000	10,800	6,058	7,200
19,000	11,500	6,242	7,500
20,000	12,200	6,426	7,800
21,000	12,900	6,609	8,100
22,000	13,600	6,793	8,400
23,000	14,300	6,975	8,700
24,000	15,000	7,160	9,000
25,000	15,700	7,344	9,300
26,000	16,400	7,527	9,600
27,000	17,100	7,711	9,900
28,000	17,800	7,894	10,200
29,000	18,500	8,078	10,500
30,000	19,200	8,132	10,800
31,000	19,900	8,186	11,100
32,000	20,600	8,240	11,400
33,000	21,300	8,294	11,700
34,000	22,000	8,467	12,000
35,000	22,700	8,640	12,300
36,000	23,400	8,694	12,600
37,000	24,100	8,748	12,900
38,000	24,800	8,802	13,200
39,000	25,500	8,856	13,500
40,000	26,200	8,910	13,800
41,000	26,900	9,072	14,100
42,000	27,600	9,450	14,400
43,000	28,300	9,675	14,700
44,000	29,000	9,900	15,000
45,000	29,700	10,125	15,300
46,000	30,400	10,350	15,600
47,000	31,100	10,575	15,900

APPROXIMATE AREA OF BUILDING SITE (S.F.)	MINIMUM AREA OF OPEN SOIL (S.F.)	MAXIMUM BUILDING FLOOR AREA UNDER ROOF (S.F.)	MAXIMUM SITE COVERAGE (S.F.)
48,000	31,800	10,800	16,200
49,000	32,500	11,025	16,500
50,000	33,200	11,250	16,800
51,000	33,900	11,475	17,100
52,000	34,600	11,700	17,400
53,000	35,300	11,925	17,700
54,000	36,000	12,150	18,000
55,000	36,700	12,375	18,300
56,000	37,400	12,600	18,600
57,000	38,100	12,825	18,900
58,000	38,800	13,050	19,200
59,000	39,500	13,275	19,500
60,000 and larger	66%	13,500	19,800

NOTES:

- 1) “Approximate Area of a Building Site” shall mean that area of a lot, or combinations of lots, as defined herein as a Building Site, occupied by one residence and related improvements. The Approximate Area of a Building Site shall not include jurisdictional marsh as determined by the Georgia Department of Natural Resources, access easements, or rights-of-ways.
- 2) “Minimum Area of Open Soil” shall mean that minimum ground area of a Building Site that shall remain in a condition suitable for the growth of plant materials. The surface area of elevated terrace planters or roof gardens shall not be included in the Minimum Area of Open Soil calculation.
- 3) “Maximum Building Floor Area Under Roof” shall mean that total floor area under roof (conditioned and non-conditioned) whether open or enclosed by walls, including all levels or stories, of a structure or structures, inclusive of out-buildings. The calculation of the Maximum Building Floor Area Under Roof shall be derived by measuring from the outward surfaces of all exterior walls, inclusive of chimneys, elevator shafts, flus or other seminal building features. Typically the surface area of upper floor non-roofed terraces that also serve as the roof of spaces below shall not be included in the calculation. However, the surface area of elevated ground floor terraces may be subject to inclusion if such spaces significantly contribute to the overall massing of the residence.
- 4) “Maximum Site Coverage” shall mean the maximum ground area of a Building Site, as defined herein, covered by the ground floor area of a building or structure, along with other site improvements such as, but not limited to, driveways, walkways, patios, an similar construction impermeable to water. Subject to review, porous paving systems, such as dry joint pavers or gravel, may be eligible for a fifty percent (50%) reduction of square footage counted against Maximum Site Coverage calculations.

D. Garages – In conjunction with the building of a residence, a garage or carport shall be constructed which shall be capable of housing at least two midsize automobiles. Garages

shall be designed to be compatible with the architecture of the home. Side entrance garages, (garage door is perpendicular to the centerline of the street) are preferred. Garage doors shall not face the street except in unusual circumstances as determined by the “ARC”. If it is determined that a front entry garage is acceptable, then the front wall of the garage shall be set back a minimum of 20 feet from the face of the main building.

- E. **Setbacks**– All minimum building setbacks from the front, rear, and side property lines are shown on and delineated on the subdivision plats. The building setback shall be measured from the closet point on the building to the property line which shall include roof overhangs and any other overhanging or cantilevered part of the structure. Building setbacks shall apply to any structure, outbuilding, pool, pool deck, gazebo, air-conditioner, and other mechanical equipment. Driveways and walkways may be permitted with the building setback area as approved.
- F. **Maximum Building Height**- The maximum building height is 35’ as measured in accordance with the “Glynn County Zoning Ordinance”.
- G. **Driveways and Parking**– All residences shall have a defined driveway constructed of concrete, asphalt, brick, gravel, shell or other material deemed suitable by the “ARC”. The driveway shall not be located closer than five feet from the side property lines. A minimum of two off-street parking spaces (not including those inside a garage or carport space) must be provided for each house. Off-street turn-arounds or backup areas must be provided to avoid backing from a driveway directly into a street.
- H. **Service Court**- A service court or utility area hidden from view from the marsh, adjoining streets, and adjoining properties must be constructed to provide a space for refuge containers, mechanical equipment, wood piles, clothes drying and other similar uses. A fence or screen should enclose the area.
- I. **Required Flood Plain Elevation**– Flood Insurance Rate Maps published by The Federal Emergency Management Agency “FEMA” indicate that Hawkins Island is located in a special flood hazard area. It is required that homes build in Hawkins Island meet the “FEMA” guidelines for residential construction in the flood plain.
- J. **Outbuildings**– Outbuildings such as a pool house, detached garage, greenhouse or work shed must be compatible with the main house. It is recommended that outbuildings be of the same material and colors as the house. Only an outbuilding specifically approved by the “ARC” will be permitted.
- K. **Fences and Screens**- Solid fences or screens used to define property lines, conceal equipment and service areas, or for privacy shall be approved by the “ARC” prior to construction. Fences and screens shall be constructed of materials compatible with the main structure and be of a quality design and detail that does not detract from the architecture. Maximum height is 6 feet. Exceptions to the maximum height can be made when it is apparent that the increased height will not detract from the openness of the

setting or create a distraction for the adjoining neighbors. (see article IX “Construction Regulations” Paragraph P for temporary fencing regulations)

- L. **Antennas, Towers and Satellite Dishes-** Television antennae, towers or similar devices are not permitted. Digital satellite dishes may be allowed if they are located in such a way so that they are not noticeable from the street. Satellite dishes shall be approved by the “ARC” prior to installation.
- M. **House Numbers and Name Plates-** Each residence shall display the number assigned as a street address so that it is plainly visible from the street. Letters and numbers used shall not exceed 4 inches in height. A name plates is permitted to be mounted on the walls of the house provided that it does not exceed a total of 80 square inches.
- N. **Exterior Lighting-** Exterior lights shall not be of such intensity, location or direction as to adversely affect adjoining property owners.
- O. **Mailboxes-** Hawkins Island has a standardized mailbox design. Contact the “ARC” for details. The location of mailboxes must be approved by the “ARC” prior to installation.
- P. **Irrigation System Wells and Equipment–** Wells and equipment for irrigation systems shall not be located closer than 5’ to the property line.
- Q. **Screen Pool Enclosures–** Pool enclosures are acceptable provided they are designed to appear as an integral part of the overall composition of the house. Add-on aluminum frame screen enclosures are not allowed. Plans must be presented to the “ARC” for approval.
- R. **Children’s Play Equipment-** Swing sets, slides, trampolines, basketball goals, tree houses, play houses, and other play equipment shall not to be visible from any street or other property. Fences, screens, or landscaping should be used to assure that these structures are not seen. A site plan indicating the location, the kind of equipment, and visual screening technique must be presented to the “ARC” for approval prior to installation.
- S. **Recreational Vehicle, Work Truck, Boat, And Trailer Storage-** Vehicles, Boats and trailers other than personal automobiles shall be entirely hidden from view of the streets and other properties. Exceptions are made for temporary off-street parking for projects under construction.
- T. **Tree Removal-** The removal of any tree 8 inches in diameter at breast height and larger must be approved by the “ARC”. Homes should be designed to save the specimen trees on site especially any live oak trees. The unwarranted removal of specimen trees will not be approved.
- U. **Landscaping-** Landscaping must be harmonious with the natural setting of the subdivision. The perimeter of the residence and all other structures shall be planted with

shrubby. Screen plantings shall be installed alongside property lines where natural vegetation is inadequate in order to provide buffers and separation from adjacent properties. Areas left to be left natural should be cleared of dead wood and the ground mulched where the earth is exposed. Existing trees to be retained shall be protected from changes in grade of more than 6 inches covering more than 1/3 of the root area.

V. **Use of Earth Mounding and Berms** -Any earth mounding used should be consistent with the natural setting and blend with the natural contour. Unusually high or extreme grading is prohibited.

W. **Flagpoles**- Flagpoles are not considered in keeping with the design objectives of Hawkins Island.

VII. PLAN REVIEW PROCESS

The **Architectural Review Committee** must approve plans for all new construction, subsequent alterations, additions, color changes, tree removal and major landscaping projects. Applicants should adhere to the following procedures:

- A. **Application Form**- Applications shall be made on forms provided by the “ARC” which are available from the consulting architect’s office. Forms in PDF format may be e-mailed as requested. Completed forms along with plans, review fee, construction deposit and any other required information shall be returned to the architect’s office for processing.
- B. **Construction Deposit**- A deposit in the amount listed on the application shall be required for the construction of all new homes, major renovations, and additions. The deposit will be used to help assure the Hawkins Island Homeowners’ Association that the project will be carried out in compliance with the approved plans and to help offset any cost that may be associated with damages to any common property due to negligence of the Owner or Contractor during the construction period. The deposit will be returned in full at completion of the project if the “ARC” finds that the project is in compliance with the approved plans and that there are no damages to any common property that have not been repaired.
- C. **Impact fee – payment of the nonrefundable impact fee listed on the application.**
- D. **Review Meetings** –There are no regularly scheduled of meetings of the “ARC”. The committee will meet to review an application and make a decision on the status no more than thirty days after the receipt of a completed application. Applicants or their representatives are not required to attend the meeting.
- E. **“ARC” Review**- Upon reviewing an application the “ARC” will do one of the following:
 - 1. Approve the plans as submitted. The “ARC” may make non-mandatory suggestions for improvement;

2. Approve the plans with requirements for changes to be made with the understanding that the applicant will make the changes in the course of construction. These changes would be minor and relatively insignificant to the overall approval.
3. Approve the plans with requirements for changes to be made to the plans and resubmitted to the consulting architect for the “ARC” final approval. The required changes would be minor in scope but significant to the approval. The consulting architect will review the revised plans for compliance with the requested changes. The consulting architect will complete the review and notify the applicant and the “ARC” no longer than ten business days after the submittal of the revised application.
4. Reject the plans for one or more of the reasons as listed below and require that the application be resubmitted for review at an “ARC” meeting. The “ARC” will submit written comments to the applicant detailing the reason or reasons for rejection. Reasons for disapproval may fall into the following categories, which are illustrative, not exhaustive:
 - a. Fails to comply with one or more of the development standards
 - b. Insufficient information to adequately evaluate the design intent
 - c. Poor overall design quality, aesthetic considerations, or not consistent with the design objectives for Hawkins Island
 - d. Poorly designed or inadequate landscaping.

The “ARC” will not reject a design because its interior elements or function of a home’s interior; however, it may make suggestions to the applicant for consideration.

F. Preliminary Review And Submittal- A preliminary review is not required however it may be advantageous in instances where the applicant is uncertain about the intent of the development standards or the design objectives of the “ARC”. The preliminary review by the “ARC” will consist of written comments indicating guidance for the completion of the plans. Along with a completed application and review fee the following plans will be required in order to process a preliminary review.

1. **Preliminary Site Plan-** indicating the following:
 - a) Boundary data, name of surveyor, and date survey was made
 - b) Existing grade elevations and FEMA information
 - c) Location and species of all existing trees larger than 8” diameter at breast height proposed to remain and all those proposed to be removed.
 - d) Location of existing utilities, pavement, and easements

- e) Where possible, indicate walls of existing structures closest to the property lines.
- f) Locate and designate other natural or man-made features, which could affect the design.
- g) Location of all proposed structures including driveways, pools, decks, and terraces
- h) Grading plan indicating the drainage pattern for the proposed development.

2. Preliminary Floor Plans

3. Preliminary Exterior Elevations

4. **Additional Information-** Additional information that will aid the “ARC” in evaluation of the proposed design

G. **New Construction, Additions and Remodels Review And Submittal-** Along with the completed application, review fee, and construction deposit, **one (1) complete set of plans and one set of material samples shall be submitted electronically.** If the application is approved one set of the plans will be returned to the applicant the other set along with the application and sample will be retained for the “ARC” files. If rejected all submittals will be returned to the applicant with exception of the application form. Plans and other documents shall bear the lot number, street name, applicant's name, architect or designer, and a date of drawings. Materials to be submitted include the following:

1. **Site Plan-** minimum scale: 1”=20’ indicating the following:

- a) Boundary data and name of surveyor
- b) Existing grade elevations, finished grade elevations, and drainage pattern
- c) FEMA information
- d) Location and species of all existing trees larger than 8” diameter at breast height that will remain and all of those trees proposed to be removed.
- e) Location of existing utilities, pavement, and easements and proposed electric, gas, cable TV, and telephone hook ups and meters
- f) Where possible, indicate walls of existing structures closest to the property lines.
- g) Location of other natural or man-made features, which affect the design
- h) All proposed structures including driveways, pools, decks, terraces, walkways, walls, and fences, and indication of materials for horizontal surfaces

- i) Roof overhangs
 - j) Service courts
 - k) Mechanical equipment, wells, and pumps
 - l) Location of exterior lighting
 - m) Calculation of site coverage
2. **Landscape Plan**- minimum scale 1"=20' superimposed over the site plan, indicating the location, and species of all plants, trees, shrubs and ground covers as well as the number and size of planted material as applicable. The planting bed edging, natural areas and mulched areas shall also be indicated.

A preliminary landscape plan indicating the location of trees, shrubbery areas, planting beds, sod areas, and natural areas may accompany an application for construction instead of the complete landscape plan with the understanding that a complete landscape plan shall be submitted during the course of construction to the "ARC" for approval prior to the installation of any plant material.

3. **Floor Plans**- minimum scale: 1/8"=1'-0" indicating the following:
- a) All rooms and uses
 - b) Changes in floor level.
 - c) Steps and Stairs
 - d) All dimensions.
 - e) Door and window symbols and schedules.
 - f) Porches, decks, and other appurtenances.
 - g) Electrical, plumbing and mechanical fixtures and appliances
4. **Elevations**- minimum scale: 1/8"=1'-0" indicating the following:
- a) All exterior views of the house including those which will be partially blocked from view by garages, fences or other parts of the building.
 - b) All exterior finish materials and colors.
 - c) Finished floor elevation and existing and proposed grade lines.
 - d) All doors and windows and other exterior openings

- e) Mechanical equipment
5. **Building Sections** - minimum scale: 1/8"=1'-0" indicating the following:
- a) Existing and proposed grades and the base flood elevation
 - b) Roof configuration and slope
 - c) Type of foundation and floor structure
 - d) Interior ceiling configuration
6. **Wall Sections**- minimum scale of 3/4" = 1' indicating the following:
- a) Building materials
 - b) Roof pitch
 - c) Existing and finished grade
 - d) Finished floor elevation
7. **Material Samples**- Material Samples or Material information sheets are required for roof, exterior walls, trim, doors, windows, shutters, chimneys, and driveways. Samples of common materials such as wood trim, stucco walls, concrete driveway are not required; however they must be clearly identified in the drawings.
8. **Color Samples**- are required for exterior walls, trim, roof, doors, window frames, and shutters.
9. **Parking Plan** – a plan for the proposed parking during construction is required. The ARC may require the acquisition of ARC approved No Parking Signs. The number and placement of the signs is at the discretion of the ARC.
- H. **Plans for Color Changes, Tree Removal, and Landscape Projects**- For non-structural projects in which no new structures are to be constructed an application along with a written explanation of the request shall be submitted along with the applicable exhibits such as paint chips, photographs, or landscape plan. Trees proposed to be removed should be visibly marked on the site with ribbon.
- I. **Commencement of Project** – no work shall be commenced until the Final Plans have been approved in writing.

VIII. CONSTRUCTION REVIEW

Contractors shall notify the “ARC” through the consulting architect’s office of the need for a construction review a minimum of 48 hours before the review. Review includes:

- A. **Tree Removal Review** – After approval of an application but prior to any clearing a tree removal review must be made by the “ARC”. The contractor or owner shall notify the “ARC” through the consulting architect’s office that the trees to be removed have been flagged. The “ARC” will appoint a representative who will make an appointment to meet the contractor or owner on site to review the trees to be removed in order to verify adherence to the approved plans.
- B. **Stake-out Review**- After approval of an application but prior to beginning to dig or place building foundations or beginning any construction a stake-out review must be made by the “ARC”. The contractor or owner shall notify the “ARC” through the consulting architect’s office that stakes and strings outlining the property lines and the outline of the proposed building have been placed and are ready for review. The “ARC” will appoint a representative who will make an appointment to meet the contractor or owner on site to review the stake-out in order to verify adherence to the approved plans. If successfully completed, the Stake-Out Review is the point at which construction will be deemed to have begun.
- C. **Periodic Construction Review**- The “ARC” may request an on site review of the project during the construction period in order to verify adherence to the approved plans. The “ARC” will appoint a representative who will make an appointment to meet the contractor or owner on site to review the project.
- D. **Final Review**- When the buildings and landscaping are complete and a Certificate of Occupancy has been received from the Building Department of Glynn County, the applicant shall request a final review by the “ARC” to verify conformance with the approved plans. If deficiencies are found the “ARC” will notify the owner and contractor in writing of what needs to be done to complete the project. Upon verification of conformance, the construction deposit will be returned.

IX. CONSTRUCTION REGULATIONS

Failure to comply with the following regulations may result in fines being assessed by the Board of Directors of the “ARC”.

- A. **Building Permits**- Building permits must be obtained from the Glynn County Building Official’s office prior to beginning construction.

- B. **Temporary Toilet Facilities-** A portable toilet shall be provided for workers on site during the entire construction period of any new home or major renovation. It shall be kept clean and orderly.
- C. **Construction Trailers-** Job trailers, storage trailers, and other portable buildings shall not be used for temporary housing for any reason and may not remain on site after construction has been completed.
- D. **Protection Of Common Areas-** Every precaution must be taken to prevent damage to the streets, curbs, infrastructure, landscaping, and other elements on the common property of Hawkins Island and to the property of others. Any damage due to the negligence of the owner, contractor, or workers on site will be considered the responsibility of the owner and will be repaired at the owner's expense.
- E. **Access To A Building Site-** Adjacent property shall not be used for access to the building site.
- F. **Parking-** Parking of workers' vehicles and equipment will be limited to the construction site. Parking will be enforced by Hawkins Island Security Personnel.
- G. **Material Staging-** No materials may be placed in the right-of-way, common areas, or on adjacent property, even on a temporary basis.
- H. **Water and Sewer-** The connections for water and sewer are indicated on each lot by stakes driven into the ground at each stub-out.
- I. **Electrical Power-** Georgia Power Company will make available temporary power during construction. The contractor must provide temporary service equipment.
- J. **Before Digging-** All utility services at Hawkins Island are buried in the street rights-of- way. Before digging the contractor shall have the utilities clearly marked.
- K. **Burning-** No burning of any kind will be permitted.
- L. **Clean-Up-** Contractors are required to make frequent clean-ups of trash, wrappers, surplus materials etc. and keep the construction site in an orderly manner. A trash barrel must be maintained on each site for the disposal of litter.
- M. **Construction Signs-** The name of the contractor and contact information must be displayed with the building permit and a kist of these Construction Regulations (in English and Spanish) on a sign specified by the ARC. This sign must be removed after construction is complete. No other construction signs are permitted on site.
- N. **Work Hours-** Construction access to Hawkins Island is allowed between 7:00 a.m. and 5:00 p.m, Monday through Saturday. No Work shall take place past 6:00 p.m. and shall be

prohibited on Holidays. Any exemptions or deviations from these hours due to extraordinary circumstances or hardship must be pre-approved by the ARC.

- O. **Loud Music**- The playing of radios, CDs, tapes, etc. at volume levels that disturb surrounding neighbors will not be permitted.
- P. **Construction Fencing/Screening** - Fencing and or Screening of construction sites is generally encouraged for reasons of safety and aesthetics. However, each project will be reviewed and evaluated according to general site lines, proximity to the street and proximity to existing homes.

On December 17, 2013, the Board of Directors agreed to amend Article VI “Development Standards”, Paragraph J “Fences and Screens,” to include the following sentence:

“All construction projects shall have a concealment fence erected on any side where visibility from an adjoining owner or traffic occurs. Any side facing a street must be fenced, and any side facing another lot must be fenced, unless the lot is unoccupied and sufficient foliage exists on that lot to provide concealment from the public of the ongoing construction. A variance must be obtained from the Architectural Review Committee for any portion of a lot which remains unfenced during construction

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