

STILLWATER

St. Simons Island, Georgia

GUIDELINES FOR DESIGN, REVIEW, AND CONSTRUCTION OF BUILDING PROJECTS

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GUIDELINES FOR DESIGN, REVIEW, AND CONSTRUCTION OF BUILDING PROJECTS FOR STILLWATER SUBDIVISION

I. PURPOSE OF THE ARCHITECTURAL REVIEW COMMITTEE AND GUIDELINES

These guidelines have been created to assist STILLWATER SUBDIVISION property owners in the planning and construction process for new homes, remodels, additions, and landscaping for residential dwellings with the goals of enhancing the appearance of properties, protecting property values and increasing the enjoyment of living in STILLWATER SUBDIVISION for all property owners. The guidelines are not all inclusive. They should be used in conjunction with the “Declaration of Covenants and Restrictions for STILLWATER SUBDIVISION Property Owners” (hereinafter called the “Covenants”). If there is a conflict between the Covenants and the “Guidelines For Design, Review, and Construction of Building Projects” of STILLWATER SUBDIVISION (hereinafter called the Guidelines), the “Covenants” prevail.

II. THE ARCHITECTURAL REVIEW COMMITTEE

The STILLWATER SUBDIVISION Architectural Review Committee (hereinafter referred to as the “ARC”) consists of a licensed Georgia Architect retained by the STILLWATER SUBDIVISION Board of Directors, and three representatives from the STILLWATER SUBDIVISION Property Owners Association appointed by the STILLWATER SUBDIVISION Board of Directors. The “ARC” acts as the agent for the STILLWATER SUBDIVISION 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 STILLWATER SUBDIVISION 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 STILLWATER SUBDIVISION add to the beauty and quality of the community rather than detracting from it. In order to achieve this goal the “ARC” will be guided by the following objectives and concepts:

- A. 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.
- B. Style- A variety of architectural styles will be encouraged as long as the chosen style is in response to the setting.
- C. 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 STILLWATER SUBDIVISION to determine those that have fulfilled development objectives.
- D. 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, The Georgia Department of Natural Resources, or other regulatory agencies.
- E. Design Repetition- It is necessary for every home at STILLWATER SUBDIVISION to be unique; repetition of the same designs within the neighborhood will not be acceptable.

- F. Cost- It is not in the interest of STILLWATER SUBDIVISION to permit lesser quality development in response to cost considerations.
- G. Speculative builders- The same standards will be applied in reviewing designs submitted by speculative builders as for all other applicants.
- H. Aesthetic Concepts- The following will be considered in evaluating whether or not a particular exterior design is suitable:
 - 1. Scale- Relationship of proposed structure to surrounding structures and site size in terms of lot coverage, height, width and overall visual impact.
 - 2. Massing -Relationship of the elements of the structure to one another.
 - 3. 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.
 - 4. 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.
 - 5. Materials and Color- The quality and compatibility with the surroundings.
 - 6. Aesthetics -Overall design quality based on the professional judgment of the "ARC".

VI. DEVELOPMENT STANDARDS

- A. Minimum Square Footage- The minimum heated and cooled dwelling area for a home in STILLWATER SUBDIVISION is 3,500 square feet of interior heated and cooled area. The minimum first floor area for a multi-story residence is 2,000 square feet of interior heated and cooled area.
- 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 STILLWATER SUBDIVISION is 50%.

- C. 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 street façade of the main building.
- D. 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 closest 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.
- a. Front setback 50’
 - b. Side yard setback from adjacent lot 10’
 - c. Side yard setback from minor street at corner lot 35’
 - d. Rear lake setback 50’
 - e. Rear marsh setback 25’
 - f. Rear setback 10’
- E. Maximum Building Height- The maximum building height is 35’ as measured in accordance with the “Glynn County Zoning Ordinance”.
- F. 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. **Maximum width of driveway should not be wider than 18 feet.** 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.

- G. 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. Mechanical equipment stands must be screened by lattice, or walls of wood or masonry construction similar to the house and with appropriate landscape.
- H. Roofs- The minimum roof slope for the main roof of any structure shall be 3:12. Parapet roofs and flat roofs are discouraged but may be allowed for auxiliary roofs as approved by the ARC. Approved roof materials include composite architectural grade shingles, clay or concrete tile roofs, slate roofs, wood shakes and shingles and standing seam metal roofs. Other roof materials may be approved after review by the ARC.
- I. Required Flood Plain Elevation– Flood Insurance Rate Maps published by The Federal Emergency Management Agency “FEMA” indicate that STILLWATER SUBDIVISION is located in a special flood hazard area. It is required that homes built in STILLWATER SUBDIVISION 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 must 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. All fences require a 50’ set back from Road and Lake.
- 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 must 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- A standard mailbox is required for all homes in STILLWATER SUBDIVISION. It will be furnished by the homeowners association for a fee at completion of construction of each home. The location shall be indicated on the site plan. [Generally, mailboxes for a residence must be located near a driveway entrance on the lot. Mailboxes that must be located across the street from the lot as required by the post office must be located near a property corner of a lot across the street. Mailbox numbering system has to remain in the order consistent with the street numbering pattern.](#)
- 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- Allowed as long as they are maintained and not unsightly. [Pending review and approval by "ARC"](#).
- 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 12" above grade 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 shrubbery. Screen plantings shall be installed alongside property lines where natural vegetation is inadequate in order to provide

buffers and separation from adjacent properties. Areas 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. Any bedding created and not covered with sod shall have a minimum [planting](#) covering at least 50% of the bed.

- 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 STILLWATER SUBDIVISION.
- X. Specific Architectural prohibitions- The following architectural features are prohibited: Exposed foundation piers, three sided or lean-to buildings, metal clad siding, exposed concrete block, roof slopes less than 3:12 except porches or garages.

VII. SPECIAL CONDITIONS

- A. Lake Lots - The owners of lots on the lake shall have the right to landscape and maintain the strip of land between their lot and the lake. No improvements other than landscaping shall be allowed. Additional information may be found in the "Covenants".

VIII. PLAN REVIEW PROCESS- the ARC 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 STILLWATER

SUBDIVISION 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. Review Meetings –There are no regularly scheduled 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.
- D. “ARC” Review of Building Projects- Upon reviewing any building project 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 mandatory 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 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 rejection will fall into one or more of the following categories:
 - 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, or not consistent with the design objectives for STILLWATER SUBDIVISION 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.

E. 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”. In instances where the applicant would like to clear or partially clear a building site prior submitting the complete application the preliminary review is required. The preliminary review by the “ARC” will consist of written comments indicating guidance for the completion of the plans. In cases where preliminary review is required in order to do land clearing the request may be rejected if the “ARC” anticipates that the design objectives or development standards may not be met by the proposed development. 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
- F. New Construction, Additions and Remodels Review And Submittal- Along with the completed application, review fee, and construction deposit, two complete sets of plans and one set of material samples shall be submitted. If the application is approved, one set of the plans will be returned to the applicant and the other set along with the application and samples 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:

STILLWATER SUBDIVISION requires that once construction starts, the Owner of any lot in the Subdivision and his or her builder or contractor who may erect improvements on said lot, shall complete the construction of the improvement and complete the landscaping within a period of **twelve (12) months** from the date the foundation is begun to the date of final completion of said improvement. Should construction be prolonged unduly resulting in material located on the property being stored or scattered in an unsight1y manner or the construction work is halted for a period of in excess of **sixty (60) days**, so as to present an unsightly and an unattractive appearance, Company or the Association shall have the right to enter upon said lot for the purpose of assembling the construction material in such a manner as to provide an orderly and well-maintained appearance that will not be offensive to other lot owners in the Subdivision and Company or the Association shall have a lien upon the lot to be entered· covering its costs and charges for performing such work.

Approval of the plans and specifications herein does not preclude the necessity for obtaining a building permit from the County of Glynn. The builder, lot owner or architect should insure availability of all utilities. A portable toilet is required for all construction sites.

Damage to curbs, streets, and Common Areas as a result of construction will be charged to the Owners.

Only those trees marked and indicated to be removed on the approved site plan may be removed. Care should be exercised to protect all other trees

from materials and dirt storage, equipment damage or alteration of grade. The use of protective barriers or bulk heading where necessary so as not to cover the roots of remaining trees with soil shall be required.

The use of adjoining properties for access to the site or for the storage of materials, without the written permission of the adjacent owner, is forbidden. The storage of materials must be in an inconspicuous area of the site, cleanliness shall be practiced, and contractors are required to make frequent clean-ups of surplus materials, trash, wrappers, etc. A trash barrel must be maintained on each site for the disposal of small trash and eating litter.

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" in diameter 12" above grade 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) Mailboxes
 - n) Temporary construction fences and/or screens
 - o) 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.
- G. 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.

IX. CONSTRUCTION REVIEW- The procedures listed below will be followed by the "ARC" for approved projects during the construction period. 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.

- 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.
- 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.

X. CONSTRUCTION REGULATIONS

- A. Building Permits- Building permits must be obtained from the Glynn County Building Official’s office prior to beginning construction. [Plans submitted to Glynn County must have approval letter from ARC.](#)
- 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 completion has been completed.
- D. Prior Occupancy of Garage or Guest Quarters- The erection and occupancy of a garage or guest quarters prior to construction of the main residence is prohibited.

- E. 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 STILLWATER SUBDIVISION 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.
- F. Access to a building site- Adjacent property shall not be used for access to the building site.
- G. Parking- Parking of workers' vehicles and equipment will be limited to the construction site. Parking will be enforced by STILLWATER SUBDIVISION security personnel.
- H. Material Staging- No materials may be placed in the right-of-way, common areas, or on adjacent property, even on a temporary basis.
- I. Water and Sewer- The connections for water and sewer are indicated on each lot by stakes driven into the ground at each stub-out.
- J. Electrical Power- Georgia Power Company will make available temporary power during construction. The contractor must provide temporary service equipment.
- K. Before Digging- All utility services at STILLWATER SUBDIVISION are buried in the street rights-of-way. Before digging the contractor shall have the utilities clearly marked.
- L. Burning- No burning of any kind will be permitted.
- M. 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. Street(s) at construction site should be kept clean of dirt and debris. [The street in front of the construction site shall be kept clear of mud, sand and other debris.](#)
- N. Construction Signs- The name of the contractor and contact information may be displayed with the building permit on a sign no larger than four square feet in area. This sign must be removed after construction is complete. No other construction signs are permitted on site.

- O. Work Hours- Construction access to STILLWATER SUBDIVISION is allowed between 7:00 AM and 5:00 PM, Monday through Saturday. No Work shall take place past 6:00 PM. 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.
- P. Loud Music- The playing of radios, CDs, tapes, etc. at volume levels that disturb surrounding neighbors will not be permitted
- Q. Construction Entrance- A construction entrance consisting of a gravel pad a minimum of 12'wide x 12' long starting at the back of the curb is required. Entrance shall be located on the site plan.

- END OF DOCUMENT -