

SOUTHERN GROVE ARCHITECTURAL GUIDELINES

(Updated December 23, 2021)

In an effort to maintain aesthetic cohesiveness throughout the neighborhood, to keep our property values up mutually benefiting all homeowners, Southern Grove has the following guidelines which are provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Southern Grove. The procedures contained therein provide instructions regarding the process by which the property owner may make application for approval of construction activities described in Article VII to the Architectural Review Board (ARB). Unless otherwise stated, any application deemed approved by the ARB will be valid for a period of six (6) months from the date of written approval.

All ARB's requiring permitted work or survey work will have an applicable review and bond fee as follows:

- A. \$25.00 review fee to be paid to association for the review of the ARB submission
- B. Bond Fee (To be determined) for the following projects but not limited to:
 - a. Swimming Pools
 - b. Roof Repair/New Install
 - c. Home Additions
 - d. Concrete Work

Once all work is done and no damage to such said properties, and/or roads is confirmed, the bond will be returned.

1) Maintenance Of Lots

- a) Homeowners will routinely mow lawns, edge driveways, walkways and planting beds; Prune shrubs and groundcovers; control weeds, pests and diseases via application of appropriate products; trim tree branches near roads and sidewalks 9' above the ground; removed dead Palms fronds each season, remove and replace dead trees and plants; dispose of trash; replace mulch and other necessary maintenance measures including fertilization to sustain the landscape in a neat and orderly healthy condition.
- b) Power-Washing - Homeowners are required to keep their home, driveway, sidewalks and curbs in front of their home power washed.

2) Trash Cans/Recycling

- a) Trash Cans, Trash and recycle containers when stored must be out of the view from the street.
- b) Trash and recycle containers may be taken to the end of the driveway or curb the day prior to pick-up day and removed by the end of the pick-up day.
- c) Service screens may be used to cover such said Trash cans and/or Recycling containers. Service screens shall be limited to a max of 4 ft and must be constructed of materials and finishes similar to and in keeping with the construction of the home. Color of service screens should be cohesive with the home.

3) Games and Play Structures

- a) Basketball Structures - will be allowed as long as in good working condition and removed/replaced when weathered or broken. Basketball goals should also never block sidewalks or be used in the street.

4) Parking

- a) All Vehicles when possible should be parked **off the street** and on homeowners driveway and/or garage.
- b) No parking on HOA common areas or cul-de-sac islands.

****Please note that these are subject to be amended at a duly called Board Meeting giving the homeowners a 14 day notice ****

ARB Submittal Procedure

Please provide the following information for approval.

***Please note: ARC has 30 Days from time of receipt to approve or deny ARC request ***

1. Fill out the Online Submission form that can be found on our website www.bcmservices.net under the “Forms” menu item on the homepage. You can either submit online or you can print the form and mail all the documents to the address on the form.
2. Submit a site survey to show where you planning on installing (you received a copy at your closing. Make a copy so you have one at all times)
3. Also include any additional documentation needed for the project (i.e. material type, color, etc)