

Stillwater Homeowners Association

Board of Directors

Architectural Control Committee

acc@stillwaterhoa.com

DESIGN STANDARDS AND GUIDELINES

- Section 1. **Additions.** Any and all additions to residences require approval by the ACC. Additions must be submitted in blue print form with the contact information of the architect and contractor. Descriptions and samples of materials to be used, plus drawings of the expected finished result must also be submitted. If approved by the ACC, all necessary building permits must be supplied before starting.
- Section 2. **Arbors, Parabolas and Gazebos.** All Arbors and Parabolas and Gazebos are subject to the approval of the ACC. Arbors may be placed over patios in the rear of the residence and fence gates. Arbors may be placed in the rear of the residence to house a bench swing however these may not be located in the front of the residence. Parabolas may be located in the rear of the residence and possibly on the side of a residence subject to the approval of the ACC. All arbors, parabolas and gazebos are to be maintained and in good repair.
- Section 3. **Clotheslines.** Outside clotheslines or other outside facilities for drying or airing clothes are specifically prohibited and shall not be erected, placed or maintained upon any lot or parcel of land, nor shall any clothing, rugs, or other items be hung on any railing, fence, hedge or wall.
- Section 4. **Debris.** No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of an Owner's Lot.
- Section 5. **Decks.** All decks are subject to the approval of the ACC. Decks must be constructed of wood or composite materials. If the deck is to be painted or stained, the color must be approved by the ACC. All decks must be maintained and in good repair.
- Section 6. **Exterior Planters.** No window boxes for plants or decoration may be affixed to the exterior of the residence. Exterior planters may be placed around the exterior of the residence in existing planting beds, on patios and on porches without the prior approval of the ACC providing the planters are no more than twenty four (24) inches tall and thirty (30) inches in length, constructed of concrete, plastic or terracotta and of a natural color for the material or a subdued earth tone color for plastic. Any planters not meeting these specifications are subject to the approval of the ACC.
- Section 7. **Fences & Screens.** Pursuant to Article VI Section 6 of the Covenants, Chain Link or Cyclone fences and split rail fences are forbidden. No fence shall be erected or constructed using or containing wire or via the above mentioned styles. All fences and screens require approval by the ACC. All fences and screens erected on any Lot shall be constructed of solid or composite wood utilizing standard 4"x4" fencing posts. All fences will display the finished side of the fence outward toward neighboring properties and public streets to present proper appearance to anyone viewing it. The minimum height for a fence or screen is four (4) feet and the maximum height for a fence or screen shall be six (6) feet. Acceptable types of fencing include standard dog-eared picket privacy and shadow box fences. Decorative panel fences may also be constructed providing they are approved by the ACC. Decorative Fence posts and pickets such as a French gothic post or picket may be approved by the ACC. Decorative post caps and features must be approved by the ACC. If the fence is to be painted or stained, the color must be approved by the ACC. When painting or staining, both sides (inside & Outside) must be done. All fences are to be maintained and in good repair.

Section 8. **Garage Doors.** All garages must have doors, and each garage door must be coordinated in design with the original garage doors; which have square panels with square plain windows in the second position. Garage doors must be painted the same color as the trim of the dwelling to which it is attached. All replacement garage doors must be approved by the ACC. All garage doors must be maintained and in good repair.

Section 9. **Garbage Receptacles.** All garbage receptacles shall be placed in a garage or shielded from sight of public view and shall be placed out no earlier than 8pm the day before pick-up day by the garbage service serving the residence.

Section 10. **Holiday Decorations.** Any and all holiday decorations may be put up no earlier than thirty (30) days before a given holiday. All holiday decorations must be removed 10 days after a given holiday and stored out of public view.

Section 11. **Mailboxes.** All mailbox posts shall be of the same style and color originally provided, which is constructed of 4"x4" wood post painted white with black trim containing your house number. All mailboxes shall be constructed of metal, be black in color and shall have a standard red flag. Vinyl and plastic mailboxes are forbidden. All changes must be approved by the ACC. All mailboxes are to be maintained and in good repair.

Section 12. **Mulch.** Permitted types of mulch include hardwood mulch, cypress mulch (light colored or red colored), pine bark, and pine straw. Mulch may be placed in existing planting beds and "islands" without prior approval of the ACC.

Section 13. **Painting.** If an Owner is painting the exterior of the Principal Structure or residence, the Owner must submit a request in writing with any and all color samples and supporting documentation to the ACC for approval, even if the Owner is painting the same color. The ACC has approved the following colors for painting the exterior of the residence:

BODY OF THE HOUSE:

Universal Khaki	SW 6150
Super White	SW 6995
Grayish	SW 6001
Full Moon	SW 6679
Practical Beige	SW 6100

SHUTTERS / FRONT DOORS:

Evergreen	SW 6447
Rockwood Medium Brown	SW 2807
Black of Night	SW 6993
Burgundy	SW 6300
Naval	SW 6244

Note: You can mix and match the body of the house color with the shutter color. For example, you may submit Universal Khaki for the body of the house and Burgundy for the shutter and front door color.

TRIM: The trim must be white or slightly off-white in color. No other color for trim will be approved. All requests to paint the trim must be submitted to the ACC.

GARAGE DOORS: Garage doors must be painted the same color as the trim.

NOTE: The colors listed above were chosen from the Sherwin Williams line. If you would like to use another brand of paint, you can obtain a sample of the Sherwin Williams paint and have it matched. The final swatch must be submitted to the ACC for approval.

Section 14 **Pets.** All pets when outside of the principal structure must be restrained. Dogs must be walked on a leash. Pursuant to Forsyth County Code, all dogs and cats must have a current rabies vaccination. All dogs must have a visible collar with rabies tag and owner information. If the owner information is stored on a microchip, the dog still must have a visible collar and current rabies tag. Pet owners are responsible for collecting all pet waste when not on their property.