

## Majestic Oaks Architectural Review Committee Application

All exterior changes to the home must be approved by the Homeowner Association's Architectural Board (ARB). Homeowners will receive written notification of the Board's decision within 30 days. Once approved it is the Homeowner's responsibility to ensure that the installation complies with the submitted and approved request.

Submittal Date: \_\_\_\_\_ Lot number: \_\_\_\_\_

Homeowner Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Please supply details including, but not limited to: Location, size, materials, color and pictures. Please submit a site survey (site plan) for any additional structures with new structure drawn on survey. (Example: fence, play equipment, pools, and spas).

Item(s) requested and relevant information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you would like your approval sent to an address other than the home address, please list address:

\_\_\_\_\_  
\_\_\_\_\_

Please fax, email or send application to:

Majestic Oaks ARC  
2702 Whatley Avenue, Suite A-3  
Savannah, GA 31404  
[admin@ecoastalmgt.com](mailto:admin@ecoastalmgt.com)

If you have additional questions or concerns, please call 912-354-7987.

## Majestic Oaks ARC Guidelines

As dictated by the covenants, all changes, alterations, or other modifications to the exterior of your home or property need to be approved by the Architectural Review Committee (ARC). The purpose of the ARC is to act as an aesthetic authority for the community to ensure the community maintains a harmonious appearance. All decisions made by the ARC regarding requests for modifications are based on this purpose and are at the sole discretion of the ARB board. Failure to receive an ARB approval prior to making a change could be costly, as it may result in the need for removal or repair to the original condition. Violation(s) may be levied to those who deviate outside of this predetermined aesthetic, and thus, approval should be requested prior to enacting any changes on the part of the homeowner.

Below you will find a list of common aesthetic choices that are commonly submitted for ARC approval, items that are not approved by the ARC and a list of items that do not require ARB approval. This list does not encompass all items, but rather the common items that are typically desired. Keep in mind that all changes must be submitted for approval, not only the items listed below.

### ITEMS COMMONLY SUBMITTED FOR APPROVAL:

- **Color Changes-** If you would like to change the color of your front door, shutters or any other visible item you would need to submit a color swatch.
- **Fences-** A SITE PLAN SHOWING WHERE THE FENCE WILL BE LOCATED IN RELATION TO THE HOME IS REQUIRED FOR REVIEW. Shadow box fencing is the only style of fencing that is approved in the community for the front and sides of the home, aluminum fencing may be permitted on the back, for some lots only. No fence shall be constructed closer to the front lot property line than one half of the depth of the home (single family homes only). Fencing facing the street will be buffered with a minimum of 3-gallon shrubs spaced a maximum of 4' apart. When an ARB application is submitted, the lot and location will be reviewed, and a detailed approval will be sent with regards to location and easements. Please keep in mind that every lot is different and lots that abut a lagoon, are on a corner, or contain an easement will have specific requirements. It is the responsibility of the homeowner or the contractor to locate the property pins for appropriate placement of the fence. Any installation of fencing which abuts another property allows the abutting homeowner to tie-in, regardless of the ownership of the existing fence.
- **Gas Tanks/Water Filtration Systems-** a vegetative buffer will be required as part of the approval process. In lieu of or in addition to a vegetative buffer you may wish to add a wooden or lattice style buffer, this would require approval as well.
- **Gutters-** Gutters must be a color that is cohesive with your home.
- **House Numbers-** Letters must be black and 4" in height.
- **Patio-** Extending a back patio with concrete or pavers.
- **Landscaping Changes-** If you would like to add a bed in a location that currently contains sod, adding bushes/trees to an area that is not currently part of a landscape bed or making any change that would be considered more than replacement of an existing tree or shrub.
- **Lawn Ornamentation-** Any statutory, lawn ornamentation, landscape lighting and decorative patio items.
- **Landscape Edging-** Edging submissions should be either metal edging or pour concrete edging.
- **Parking Pad-** Additional driveway for parking.
- **Patio Furniture-** Patio furniture not located on the back patio needs to be submitted for approval. Pictures must be provided along with location.
- **Screened Porches/Glassed Sunrooms**

- **Sheds/Outbuildings-** Sheds and outbuildings must be permitted by the city, built on a permanent foundation, and the exterior must be the same exact material/colors as the exterior of home including windows, siding, and doors. The roof would need to be shingled with the same shingles matching the home with a maximum height of 8'. A drawing would need to be submitted with materials and color swatches included. The shed/outbuilding would need to be located behind the home and a minimum of 5' from any property line. A site plan showing all dimensions from the property lines and home is required. Sheds cannot be placed in easements or tree buffers.
- **Storm Doors-** Storm doors must contain a solid piece of glass or screen. A picture must be submitted for design approval.
- **Swimming Pools-**Require a fee of \$250.00 with submission for review. In ground pools require a site plan showing the location of the pool as well as a set of drawings from the builder. Above ground pools will not be approved.
- **Swing Sets/Playgrounds-**A SITE PLAN SHOWING THE LOCATION OF THE SWINGSET/PLAYGROUND IN RELATION TO THE HOME PROPERTY LINES IS REQUIRED. The yard must be fenced as a prerequisite for approval. The playground must be contained within the building setbacks.
- **Trampolines-**A SITE PLAN SHOWING THE LOCATION OF THE TRAMPOLINE IN RELATION TO THE HOME PROPERTY LINES IS REQUIRED. An approved fence is a prerequisite for approval. A trampoline must be in the center of the back of the home and at least 10' from the rear property line.
- **Rubber Mulch-** Rubber mulch must be maintained by the homeowner. A picture must be submitted for approval.

#### ITEMS NOT PERMITTED:

- Rocks as landscaping mulch.
- Canopies –any item that includes fabric of any kind (wooden pergolas are typically approved, but still require an ARB request)
- Artificial flowers
- Above ground pools
- Flagpoles
- Basketball Hoops (when not in use)
- Garden Flags

#### APPROVAL NOT REQUIRED FOR SINGLE FAMILY HOMES ONLY (THIS SECTION DOES NOT APPLY TO TOWNHOMES):

- Pine straw, pine bark, and cedar chips of natural colors are acceptable without approval for single family homes only.
- Sprinkler Installation
- Sod replacement.
- Adding live flowers to an existing landscape bed
- **HOLIDAY DECORATIONS-** All holiday decorations must be removed within fifteen (15) days of the holiday or celebration. Consideration of neighbors should be exercised when decorating for any occasion. All holiday lighting should be considered temporary and may not be installed prior to (30) thirty days before the holiday and must be removed within (15) fifteen days after the holiday. Decorations may not include any audio that can be heard beyond the limits of the lot.

Please note that the ARC guidelines may be adjusted or revised from time to time as desired by the ARC board. Because the guidelines may change it is imperative that you obtain approval for each item you desire to ensure that you will never be asked to remove or make changes to an improvement because the guidelines have changed. All ARC requests will be reviewed within 30 business days. If additional information is needed, you will be contacted regarding those items. If you do not receive a written response within 30 business days, please contact our office at 912-354-7987 or [admin@ecoastalmgt.com](mailto:admin@ecoastalmgt.com). It is your responsibility to obtain approval, keep copies of all approvals received, as well as pass them to successors if the improvement is still applicable when you sell the home.

**If you have any questions about what is approved or not approved, please contact our office prior to improvements being made at 912-354-7987 or [admin@ecoastalmgt.com](mailto:admin@ecoastalmgt.com).**

**Guidelines updated: 3.1.2025**