

**EXHIBIT B  
RULES AND REGULATIONS  
OF THE  
ARCHITECTURAL COMMITTEE  
OF THE  
STILLWATERS RESIDENTIAL ASSOCIATION, INC.**

Article II, Section 2.3

*“Rules of Architectural Committee; Effect of Approval and Disapproval; time for Approval: The Architectural Committee may promulgate rules governing the form and content of plans to be submitted for approval or requiring specific improvements on Parcels, including, without limitation, exterior lighting and planting, and may issue statements of policy with respect to approval or disapproval of the architectural styles or details, or other matters, which may be presented for approval. Such rules and such statements of policy may be amended or revoked by the Architectural Committee at any time, and no inclusion in, omission from or amendment of any such rule or statement shall be deemed to bind the Architectural Committee to approve or disapprove any feature or matter subject to approval, or to waive the exercise of the Architectural Committee’s discretion as to any such matter, but no change of policy shall affect the finality of any approval granted prior to such change.”*

The rules contained in Exhibit “B” are in addition to those found in 1987 Amended and Restated Declaration of Restrictions and Protective Covenants. It is the responsibility of the property Owner, Builder, Developer, and or Contractor to comply with the requirements of both.

**THE SCOPE OF REVIEW BY THE ARCHITECTURAL COMMITTEE IS LIMITED TO APPEARANCE ONLY AND DOES NOT INCLUDE ANY RESPONSIBILITY OR AUTHORITY TO REVIEW FOR STRUCTURAL SOUNDNESS, COMPLIANCE WITH BUILDING OR ZONING CODES OR STANDARDS, OR ANY OTHER SIMILAR OR DISSIMILAR FACTORS.**

## **I. General Conditions**

### **A. AUTHORITY**

1. Article II of the 1987 Amended and Restated Declaration of Restrictions and Protective Covenants for StillWaters establishes the Committee and governs its procedures.
2. Section 2.3 allows the rules and statements of policy to be amended or revoked by the committee at any time.
3. The Architectural Committee shall have the right to construe and interpret all provisions of the Responsibilities of the Owner, Developer, Builder, or Contractor document and the Architectural Design Guidelines document as it sees fit.

**Note: In the absence of adjudication by the court of competent jurisdiction to the contrary, its interpretation shall be final and binding as to all persons or property bound by the provisions of the 1987 Amended and Restated Declaration of Restrictions and Protective Covenants for StillWaters.**

### **B. PERMITS**

The Architectural Committee has developed the following permit application forms that MUST be completed and submitted with all the required information and documents for each. Permits must be reviewed by the Committee and approved before any work can begin.

Permits Application Form Types Are:

1. Emergency Permit
2. Infrastructure Project

3. No-Cost Project
4. Small Project
5. Medium Project
6. Building Project

The application package instructions, forms, and descriptions of each of these can be found on the SWRA webpage in the Building Permits section. [www.stillwatersra.com](http://www.stillwatersra.com)

C. **PERMIT APPLICATION PROCESS**

Article II, Section 2.2 of the 1987 Covenants read:

**“2.2 Approval Required: No building, fence or other structure shall be commenced, erected, placed, moved on to or permitted to remain on any Parcel, nor shall any existing upon any Parcel be altered in any way which materially changes the exterior appearance thereof, nor shall any existing structure upon any Parcel be altered in any way which materially changes the exterior appearance thereof, nor shall any new use be commenced on any Parcel, unless plans and specifications (including a description of any proposed new use) thereof shall have been submitted to and approved in writing by the Architectural committee. Such plans and specifications shall be in such form and shall contain such information as may be required by the Architectural Committee,”**

**“3.19 Trees: No trees measuring six (6) inches or more in diameter at ground level may be cut or removed without the written approval of the Architectural committee unless located within ten (10) feet of the main dwelling or accessory building or within ten (10) feet of the approved site for such building.”**

Anyone wishing to begin any activity as described above MUST submit one of the following permit applications for the specific project. The types of permits are:

- Emergency Permit. Issued by phone (258-825-2990 – press 5 for the Associate Community Association Manager) to address an emergency created by a storm, fire, or flooding.

**Note: After the emergency has been mitigated a suitable application for a permit must be submitted to the Architectural Committee.**

- No-Cost Permit
- Infrastructure Permit
- Small Project Permit
- Medium Project Permit
- Building Permit

Each of these is described in detail with instructions on the SWRA webpage at [www.stillwatersra.com](http://www.stillwatersra.com).

1. Each permit type must be fully completed and submitted along with all the required documents for that permit type.
2. The permit request must be delivered to the SWRA office in person or by mail.
3. The office staff will determine if the submitter is in “*good standing*.” No outstanding balances or delinquent fines.

- a. If the submitter **is not** in “*good standing*,” the permit application will be returned to the submitter.
  - b. If the submitter **is** in “*good standing*,” the application will be forwarded to the Architectural Committee for their review at the next meeting.
4. The Architectural Committee will review the permit application to determine if it meets the standards as outlined in the 1987 Covenants including this Exhibit “B.”
- a. If the permit **does not have** the required documents and/or meet the standards the submitter will be notified and allowed to correct any deficiencies and the application will be reconsidered at the next available meeting after the deficiencies have been corrected.
  - b. If the permit has all the required documents and meets the standards.
    - i. The Architectural Committee will decide if the application meets the criteria for a no-cost permit. If the application does not meet the criteria for a no-cost permit the Architectural Committee will determine the permit cost following the most recently published permit fee schedule.
    - ii. If the application is determined to be a no-cost application the approved permit will be posted on the property by SWRA staff.
    - iii. If a permit fee is due, the submitter will be invoiced for the permit.
5. Once SWRA has received the invoiced permit fee the permit will be posted on the submitter’s property by SWRA staff, and you will be notified by email that it is ok to proceed.

**Note: No work shall begin until the appropriate fees have been paid and the approved permit is posted on the property.**

Beginning work before the permit is posted on the property may result in work stoppage, fines, or the permit being revoked.

**Note: Security deposits or balances remaining after deductions for fines or other remedies will not be refunded until:**

1. The Architectural Committee verifies that all work and cleanup have been done, **or**
2. If new residential construction all work and cleanup have been done and a Certificate of Occupancy has been delivered to the SWRA office.

**D. BASIS FOR APPROVAL OR DISAPPROVAL OF PROPOSED PLANS AND SPECIFICATIONS**

1. All properly submitted plans and specifications shall be reviewed by at least fifty percent of the committee’s members.
2. Any approval of plans and specifications will be shown on the submitted application and contain at least fifty percent of the committee’s signatures before a permit is issued.
3. Any proposed plan or modification that does not conform to any article of declaration of the Protective Covenants will be a basis for disapproval.
4. If, after approval has been given, new information is received by the Committee, the permit may be canceled, withdrawn, or changed even after construction has begun.
5. If unanticipated site conditions require any deviation from the permitted plans after construction has begun, the Committee must be notified in writing as to the modifications for approval or disapproval and the Committee may cancel, withdraw, or modify the existing permit.
6. No work on changes shall begin before Committee approval.

**E. EXPIRATION OF APPROVAL**

1. The Architectural Committee considers twelve (12) months adequate time to complete the construction project.
2. If the project cannot be completed within this time the Owner, Developer, Builder, or Contractor must, in writing, request an extension.
3. If the job is not completed by the permit expiration date and if an extension has not been requested, in writing, the job must be halted until a permit extension has been approved.

**F. INSPECTIONS**

1. A Committee member(s) will inspect the permitted project approximately every two (2) weeks to confirm that all driveways, parking pads, sidewalks, landscaping, and exterior phases of construction comply with the approved permit, including repairs to rights-of-way and adjacent property damaged by construction operations.
2. Any modification to the permit must be made in writing and before work on the modification is begun.
3. Failure to follow the approved permit may result in job stoppage, permit cancellation, and/or fines.

**G. STATEMENT OF GROUNDS FOR ACTION ON PLANS**

If the Architectural Committee disapproves any plans and specifications or approves plans with conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case, the Architectural Committee shall, if asked, make reasonable efforts to assist and advise the applicant so that an acceptable proposal can be prepared and submitted for approval.

**H. RETENTION OF PLANS**

Upon approval by the Architectural Committee of any plans and specifications, a copy of such plans and specifications along with the required application document will be retained by the Architectural Committee for five (5) years from the date of approval.

**I. NO WAIVER: FINALITY**

Approval for use on any Parcel of any plans or specifications shall not be considered a waiver of the Architectural Committee's right, in its discretion, to disapprove such plans or specifications or any of the features or elements included therein if such plans, specifications, features or elements are subsequently submitted for use on any other Parcel or Parcels. Approval of any such plans and specifications relating to any Parcel, however, shall be final as to that Parcel and such approval may not be revoked or rescinded thereafter, provided,

1. That the structures or uses shown or described on or in such plans and specifications do not violate any specific prohibition contained in the Declaration, and
2. That the plans and specifications, as approved, and any condition attached to any such approval, have been adhered to and followed regarding all structures on and uses of the Parcel in question.

**J. CERTIFICATE OF COMPLIANCE**

1. Upon completion of the construction or alteration of any structure in accordance with plans and specifications approved by the Architectural Committee, the Architectural Committee shall:  
Upon written request of the Owner, Developer, Builder, or Contractor thereof,
  - a) Issue a certificate of compliance in a form suitable for recordation.
  - b) Identifying such structure and the Parcel on which structure is placed, and
  - c) Stating that the plans and specifications have been approved, and

- d) That such structure complies with the requirements of the Committee.
2. Preparation and recording of such certificate shall be at the expense of such Owner, Developer, Builder, or Contractor.
3. Any certificate of compliance issued in accordance with the provisions of this paragraph shall be prima facie evidence of the facts therein stated, and as to any purchaser or encumbrancer in good faith and for value, or as to any title insurer, such certificate, all structures on the Parcel, and the use or uses described therein comply will all the requirements of the Architectural Committee, and with all other requirements of the Declaration as to which the Architectural Committee exercises any discretionary or interpretive powers.

**K. WORKDAYS**

1. The workdays will be from 7:00 AM to 7:00 PM Monday through Saturday.
2. No work will be allowed on Sundays or Federal Holidays unless with PRIOR WRITTEN APPROVAL and only for SPECIAL CIRCUMSTANCES.

**L. RESPONSIBILITIES OF PROPERTY OWNER, DEVELOPER, BUILDER, OR CONTRACTOR**

1. All property Owners, Developers, Builders, or Contractors considering:
  - a) New construction
  - b) Alterations or
  - c) Additions to existing structures
  - d) Changes to existing exterior colors
  - e) Construction of exterior:
    - (1) Walls or
    - (2) Seawalls
    - (3) Walks
    - (4) Piers
    - (5) Boat houses
    - (6) Ramps
2. Must abide by the following:
  - a) A valid building permit issued by The Architectural Committee, in their possession and properly displayed on the job site before beginning work.
  - b) No site prep or construction may begin until you have been issued this building permit.

**Note: For the Architectural Committee to issue a building permit you and all parties who own property in StillWaters that are party to this permit request must be current in all fees due to the SWRA and all parties must keep fees current throughout the construction period or the building permit will be canceled.**

**Note: The Architectural Committee's approval or building permit issuance for StillWaters does not constitute approval by the local governing municipality, which issues building permits.**

**Note: The property Owner, Developer, Builder, or Contractor is responsible for contacting the Tallapoosa County Building Department.**

**M. SUBMISSION OF APPLICATION**

1. All required documents must be submitted as a "package" when requesting a building permit.
2. An attached checklist is provided to help you with your application.
3. A completed application must be signed, dated, and have the finished checklist attached to be ready

for review by the Committee.

**N. REASONS FOR DISAPPROVAL**

1. The Committee will try to make recommendations instead of disapproving your request, providing all application requirements have been met. Plans submitted for review, or any portion thereof, may be disapproved upon any grounds inconsistent with the general covenants and/or design guidelines, including purely aesthetic considerations so long as such grounds are not arbitrary or capricious.
2. The application for a permit will be denied for failure to submit all required documents with the application.

**O. BEGINNING CONSTRUCTION**

1. Construction: The exterior of all houses and other structures must be completed within one (1) year after the construction of same shall have begun, except where such completion is impossible or would result in great hardship to the Owner, Developer, Builder, or Contractor due to strikes, fires, national emergency, or natural calamities.
2. Construction must be started within six (6) months after receiving approval and a building permit.
3. A request for an extension may be granted if applied for in writing.
4. If construction has not started within six (6) months, the building permit will be voided. StillWaters Residential Association (SWRA) will retain all fees that have been collected. You may reapply for a new building permit if you continue to desire construction. Construction must be completed within twelve (12) months.

**P. BLASTING**

Blasting is not allowed within StillWaters except under very special circumstances, as determined by the Architectural Committee and the Board of the Residential Association. A permit will be issued only after it is determined that the company doing the blasting is fully qualified and meets all state and federal licensing and liability requirements.

**Q. SITE PREPARATION**

1. StillWaters Access: Workers and/or contractors and delivery trucks may enter through the visitors' gate at the Gate 49 entrance as a visitor if the vehicle has no more than two (2) axles.
2. Contractors must arrange with vendors who deliver materials in larger trucks with three (3) or more axles to enter through Gate 34.
3. Contractors must be aware of and follow all traffic rules and regulations while on StillWaters property.

**R. HEAVY EQUIPMENT**

1. All heavy equipment must be loaded and unloaded on the job site whether hauled by truck or lowboy trailer.
2. No heavy equipment (i.e., Bulldozers, cranes, etc.) shall have access or remain overnight on any other property except the job site unless written approval from the Architectural Committee.
3. Any property damage to adjoining property or roadway(s) will be the responsibility of the Owner, Developer, Builder, or Contractor.

**S. SEPTIC SYSTEMS**

The Tallapoosa County Health Department has granted general approval for the use of septic tank sewage systems in this subdivision, subject to certain conditions of approval and/or lot deletions as filed with the County Health Department. Before the Developer offers any lot in the subdivision for sale, the lot is tested

and approved by the Tallapoosa County Health Department. Contact the County Health Department, Dadeville, Alabama for a septic system permit. Please see the local resources section of the StillWaters webpage for links. [www.stillwatersra.com](http://www.stillwatersra.com)

**Note: Central Sewer System: Owner, Developer, Builder, or Contractor of lots requiring sewer hook-up should contact Harbor Point Utilities. Please see the local resources section of the stillwatersrs.com webpage for links. [www.stillwatersra.com](http://www.stillwatersra.com)**

**T. UTILITIES**

Water, electricity, and telephone hook-ups are to be handled directly by the Owner, Developer, Builder, or Contractor with the respective utility company.

1. Water regulator valves are required so ask about them when speaking to the Water Authority. Contact the Tallapoosa County Coordinator Address Technician to obtain your emergency 911 address before requesting utilities.
2. All utilities must be placed underground from the street to the structure.
3. On any new water service, the property Owner, Developer, Builder, or Contractor is responsible for the cost of the replacement of any pavement that is removed by the Water Authority to connect the new water service line to the water main located beneath the pavement.
4. The cost per square yard is based on the current paving contract and is due upon receipt of the billing.
5. The water will not be turned on until the fee is paid.

**U. ENVIRONMENT CONTROL**

All environmental control on lots during construction shall comply with all governing local, state, and federal rules and regulations.

1. Litter: The job site must be cleared of food waste at the end of each day to prevent wildlife and wind from scattering. A Litter container must be available on the site and emptied each day. If disposed of in a dumpster the waste must be bagged and tied.
2. Property Owner, Developer, Builder, or Contractor will be billed for any clean-up fees occurred by StillWaters Residential Association.
3. Construction Debris: A dumpster or other debris container shall be placed on the job site at the start of construction.
  - a) All construction debris will be placed in it each day at the end of the shift.
  - b) The dumpster shall be emptied as soon as it is filled to the top of the walls.
  - c) No debris shall be left in piles on site at any time.
4. Dumpsite: There is no dumpsite or provisions for dumping trash or construction waste within StillWaters. Other provisions must be made to accommodate this. Dumping within the resort property will be reported to the proper authorities for prosecution.
5. Burning: Burning on site requires a Burn Notice. Call the office at 1-256-825-2990 and listen to the menu.
  - a) On-site burning of trees, brush, limbs, construction waste, etc., is strictly prohibited without calling the SWRA office and leaving a burn notice.
  - b) Even with notice, if an out-of-control fire occurs because of on-site burning, either attended or unattended, it is the Owner, Developer, Builder, or Contractor's responsibility.
  - c) All burning must always be monitored.
  - d) Burning is not allowed on weekends or holidays except by owners residing at the property.

- e) All fires must be completely extinguished with water before leaving the job site at the end of the shift.
- f) The property Owner, Developer, Builder, or Contractor will have to pay the cost of extinguishing the fire, monitoring the area for residual ignition, liability for any damage to any other properties nearby and
- g) An additional \$500 to the StillWaters Volunteer Fire & Rescue Service for their efforts.

**Note: ADEM regulates burning in the State of Alabama. Be sure to follow the ADEM requirements by visiting their webpage.**

- 6. Toilet Facilities: All construction sites where sanitation facilities are not available must have a portable toilet on the job site at the start of the construction.
- 7. Erosion Control:
  - a) All erosion and sediment control and stormwater management will comply and be maintained in accordance with all Alabama Department of Environmental Management rules and regulations and per the approved ADEM permit for the Lot.
  - b) Erosion control must be in place before and during all phases of construction.

**Note: Appropriate measures must be used, and the integrity of these measures must be maintained throughout construction. This is not only a requirement of StillWaters but also of the Alabama Department of Environmental Management.**

**V. SIGNAGE**

- 1. The job site must be kept as orderly as possible.
- 2. Any signs used off the roadway (ROW) to identify the site to other contractors, subcontractors, or delivery personnel must be approved for size, color, and placement by the Architectural Committee.
- 3. No additional signs other than the display of the required job site sign displaying the building permit, OSHA, ADEM, and other required items will be allowed.
- 4. All signage must be removed before moving in. (Note: ADEM will require that a small permit sign usually an 8 ½" x 11" be installed on-site).

**W. ACCESS ROADS**

- 1. Construction access roads onto the project must be surfaced with an aggregate material complying with current environmental, erosion, and sediment control and/or stormwater management rules and regulations that will prevent dirt and mud from being tracked onto the SWRA paved roadways.
- 2. Any mud that is tracked onto the roadway must be removed immediately.
- 3. A drain culvert must be placed in all drainage ditches when the access road passes over the ditch.

**X. SWRA RIGHTS**

- 1. SWRA reserves the right, according to the Restrictions and Covenants, to halt any construction which it deems to be in violation of these restrictions and covenants and require correction and/or complete removal.
- 2. Authority for the promulgation of these rules and policies is provided in Section 2.3 of the 1987 Amended and Restated Declaration of Restrictions and Protective Covenants for StillWaters.

**Y. VIOLATIONS OF THE RULES AND/OR RESTRICTIONS**

- 1. The Architectural Committee's actions could result in the cancellation of a building permit.
- 2. All violations will be identified in writing to the property holder.



3. The signed compliance agreement addresses default and remedies available to SWRA.
4. The Architectural Committee may also void the builder's building privileges and remove any on-site equipment or materials.

**Z. COMPLETION OF CONSTRUCTION**

1. The Architectural Committee considers twelve (12) months adequate time to complete the construction project.
2. When all construction is complete, and before occupancy the property Owner, Developer, Builder, or Contractor is to return to StillWaters the "Certificate of Occupancy," issued by the Tallapoosa County Building Inspector.
3. An ARC member or members will inspect the exterior of the project, confirming that all driveways, parking pads, sidewalks, landscaping, and exterior phases of construction are complete and in compliance including repairs to rights-of-way and adjacent property damaged by construction operations.
4. When the ARC determines that all items listed above are completed, the Security Deposit as required in the appropriate Building Permit Fees Schedule or any remaining balance after deductions of fines or repairs made by the SWRA will be refunded.

**Note: EMERGENCY 911 ADDRESS: Don't forget to let the SWRA residential office know your E-911 address and your telephone number so you will be listed in our phone book.**

## **II. Architectural Design Guidelines**

**A. ADDITIONS /ALTERATIONS, DOCKS, PIERS, ETC.**

1. Includes any exterior changes to the original home construction.
2. Plans for submission will be the same as for a new home, except the plans may be "home-drawn" to drafting standards.
3. They must include plans of
  - a) The site,
  - b) Plot,
  - c) Floor and elevations.
  - d) They must show the same dimensional requirements as required for new home construction.
  - e) The plot plan will identify any utility terminals in the proximity of the proposed structures (telephone terminal pedestals, electrical terminals, cable television pedestals, and water meters.) No structure may be placed over these utilities wherein access would be made difficult.

**B. DECKS, PATIOS, AND PORCHES**

1. Structural posts, columns, and supporting decks shall be properly sized both structurally and aesthetically to fit in with surrounding structures and designed to be an extension of the architecture in place.
2. Patios or sitting areas at the lakeside will be allowed within reason.
3. Plans for submission are the same as for any exterior change.

**C. DETACHED BUILDINGS**

1. Small attached or detached buildings such as a garage shall be defined as those structures which are not part of the house and permanently installed on a permanent foundation.
2. These structures will be constructed from similar exterior materials and built in a style that must closely match the home.
3. The Architectural Committee must approve all such buildings in advance of construction.
4. Structures without permanent foundations and appropriate floors such as sheds or temporary buildings are prohibited.

**D. FENCES**

1. General
  - a) All fencing requires the approval of the Architectural Committee before any construction begins.
  - b) Fences should be constructed of material, color, and detailing which are compatible with both the house and the associated site elements, proposed and existing.
  - c) **White fencing will not be approved.**
  - d) **Perimeter fencing is prohibited.**
  - e) **Fencing that extends past the front of the dwelling is prohibited.**
  - f) **No chain link type fencing will be allowed for any use.**
2. Screening Fences
  - a) Must be used to hide service areas (trash cans) unless a garage is used for this purpose.
    - (1) Service areas should be no more than 90 square feet and a maximum of 6 feet from the side of the building.
    - (2) The maximum height shall be no more than 48 inches.
    - (3) Any supporting posts and rails must be erected on the inside of the fence.
    - (4) The fence must be painted the same color as the house.
  - b) Must be used to hide Propane tanks
    - (1) Service areas should be no more than 90 square feet and a maximum of 6 feet from the side of the building.
    - (2) The maximum height shall be no more than 48 inches. **Note: An exception to the height restriction MAY be granted to screen a vertical propane tank that exceeds 48" in height.**
    - (3) Any supporting posts and rails must be erected on the inside of the fence.
    - (4) The fence must be painted the same color as the house.
3. Deer Fencing  
Including electric fences, should be of a low visibility material and design and should enclose only the landscaped areas being protected.
4. Pet Fencing
  - a) Must be of the underground electrical variety that is invisible.
  - b) No dog runs will be allowed.
5. Decorative Fencing
  - a) May be approved for backyard areas at the discretion of the Architectural Committee.
  - b) Any supporting posts must be erected on the inside of the fence. Maximum height is limited to 48 inches.
6. Continuous Living Barrier Fence

- a) For residential lots, an immediate visual barrier, initially 4' high, with minimum 3' spacing and maintained in living conditions. Examples of trees or plants are Leyland cypress, Wax Myrtle, Holly Trees, or equivalent.
- b) Commercial lots: An immediate barrier that provides noise, sound, and light barrier. initially 8' high, 3' minimum spacing, and maintained in living conditions.

**Note: A plan showing the type of bushes/trees being planted, initial height, and spacing must be submitted and approved by the Architectural Committee.**

**E. LANDSCAPING**

1. Landscaping plans may be hand drawn, and
2. Should show buildings on a lot with boundaries, distances, and types of plantings marked.
3. Full-coverage lawns are discouraged.

**F. LIGHTING**

Outdoor lighting including Alabama Powers streetlights and LED type directional will be carefully reviewed to ensure that neighboring properties are protected from the view of obtrusive light sources.

Whenever possible, functionally required lighting should be:

1. Integrated into such features as steps, handrails, posts, and curbs.
2. To minimize the effects of light pollution, exterior lighting on homes and boat docks should be on timers to go off NLT 11:00 PM, or motion sensors, only light the area needed, pointed downward and no brighter than necessary.

**G. DOCKS, PIERS, AND COVERED BOATHOUSES**

Any new construction, repairs, alterations, or painting MUST be approved by the StillWaters Architectural Committee and Alabama Power before the work is begun.

1. No piers or other structures are allowed on Interior Lakes.
2. Any structure extending into Lake Martin must conform to Alabama Power Company guidelines.
3. Alabama Power Company cooperates with the StillWaters Architectural Committee for compliance with regulatory covenants and design standards.
4. All activity within the boundaries of Lake Martin Hydroelectric Reservoir and along StillWaters shoreline must be pre-approved and permitted by both the Alabama Power Company and the StillWaters Architectural Committee before construction can begin.
5. All plans must include the extension of property lines into the lake.
6. The position of existing structures relative to the full pool level line 491 feet above Mean Sea Level, (MSL) with proper dimensions proportionate to those lines.

**Note: A copy of the Alabama Power Company permit is required for our files.**

**H. FLOATING DOCKS**

Any new construction, repairs, alterations, or painting MUST be approved by the StillWaters Architectural Committee and Alabama Power before the work is begun.

**Note: A copy of the Alabama Power Company permit is required for our files.**

**I. PIERS**

Any new construction, repairs, alterations, or painting MUST be approved by the StillWaters Architectural Committee and Alabama Power before the work is begun.

**Note: A copy of the Alabama Power Company permit is required for our files.**

**J. BOATHOUSES**

Any new construction, repairs, alterations, or painting MUST be approved by the StillWaters Architectural Committee and Alabama Power before the work is begun.

1. Boathouses must meet Alabama Power guidelines.
2. Additionally, boathouses shall not exceed 18 feet in height measured from the Alabama Power established "full pool" 491 feet MSL.
3. Covered Boathouses must meet Alabama Power guidelines.
  - a) No solid-wall boathouse will be considered.
  - b) Plans should show dimensions relative to other structures.
  - c) Non-reflective materials must be used, and no habitable fixtures are allowed in boathouses.

**Note: A copy of the Alabama Power Company permit is required for our files.**

**K. SEAWALLS, BACKFILL, AND BOAT RAMPS**

Any new construction, repairs, alterations, or painting MUST be approved by the StillWaters Architectural Committee and Alabama Power before the work is begun.

**Note: A copy of the Alabama Power Company permit is required for our files.**

**L. POOLS**

1. The size, shape, and setting of any pool, swimming or other, must be carefully considered to achieve a feeling of compatibility with the surrounding natural and manmade elements.
2. Any equipment used for maintenance must be enclosed and should be architecturally compatible with the house and other structures.
3. Inflatable "bubble" covers, or permanent detached pool structures are prohibited.
4. Above-ground portable pools will not be permitted.

**M. NEW HOMES**

1. PLANS: The Committee recommends the following:
  - a) Owner, Developer, Builder, or Contractor selects a design consultant and has professionally drawn plans available for submission for application.
  - b) Owner, Developer, Builder, or Contractor obtains a survey by a registered surveyor showing the contours, drainage, and trees on your property. Site maps are available at the Residential Office.
  - c) Only plans drawn by a licensed architect, or qualified draftsman, or obtained from a Home Plan Service should be submitted. No "home-drawn" plans or sketches will be considered.
  - d) All homes must comply with the minimum size, (square footage of heated area), as shown on the deed for that parcel.
  - e) All plans must include:
    - (1) Site Plan,
    - (2) Plot Plan,
    - (3) Floor Plan,
    - (4) ARC Elevations from four sides showing the proposed roof pitch.
  - f) Approval will not be given until a complete packet is submitted.

- g) The landscape design of each home site in StillWaters offers the opportunity to exercise your commitment to preserving the pristine nature of this area.
- h) Positioning your home on your lot should be made with consideration of view, trying not to limit the view of others.
- i) The owner, Developer, Builder, or Contractor must attempt to preserve the major trees and take advantage of their shade for the hot summertime and maintain natural drainage and erosion control.
- j) Observance of proper setbacks and regulatory matters is mandatory.
- k) Narrow lake access arms as determined by the Architectural Committee on certain lots in StillWaters provide access to the lake only and should not be considered appropriate for a new home site.
- l) The Architectural Committee will consider each building site individually.
- m) Major considerations are given as to how the house is situated on the lot and its relationship to surrounding areas.

**Note: The Architectural Committee is concerned with the drawing content and aesthetic considerations only. This Committee is not responsible for engineering design or code considerations.**

**N. TREES**

The Architectural Committee has developed a “Tree Protection Plan.” Trees are a valuable natural resource that the Committee and SWRA Board desire to protect.

The purpose of a Tree Protection Plan is to protect the trunk, canopy, and roots from mechanical and compaction damage. Even small impacts on a tree’s bark or roots can cause irreparable damage or result in loss of the tree. Planning helps ensure that the Urban Forest is preserved for the benefit of the community.

1. Planning
  - a) In keeping with the forested environment of StillWaters, we ask that a builder keep as many of the large trees on the parcel as is practical.
  - b) Trees to be protected must be flagged and "stake-out approval" given before any clearing or construction is begun.
  - c) The Architectural Committee will work with the Owner, Developer, Builder, or Contractor to create a satisfactory setting for the home.
  - d) The clear-cutting of parcels is not acceptable.
2. Design Phase
  - a) Trees that are to be saved are to be clearly marked as Tree Protection Zone/Protected Trees on all plans submitted for approval.
  - b) Protection of groups of trees is recommended when possible.
3. Pre-Construction Phase
  - a) Tree protection barriers and/or markings must be installed and clearly visible, sturdy, and restrict entry into Tree Protection Zone.
  - b) Individual trees to be saved are to be clearly marked with a highly visible surveyor’s ribbon.
  - c) A member of the StillWaters Architectural Committee must check and sign off on the tree barriers/markings before the start of construction.
4. Construction Phase
  - a) No stockpiling of any type of materials, including construction materials, debris, soil, and mulch is allowed next to protected trees.

- b) No altering soils, including grade changes, compaction due to vehicle traffic, and equipment traffic is allowed next to protected trees.
  - c) No trenching for utility installation or repair and irrigation system installation is allowed next to protected trees.
  - d) No attaching of anything to trees or use of equipment that causes damage to protected trees is allowed.
5. Post-Construction Phase  
Perform final inspection of trees following construction for any tree damage and to make sure no protected trees were removed during construction.

**O. FRONT-FACING GARAGES**

- 1. Garages and entryways which face the street are not desired.
- 2. However, they may be considered and approved according to the size restrictions of the parcel as well as the aesthetics of the home under approval.

**P. COLOR SAMPLES**

- 1. A color sample of the proposed siding material, roof material, exterior paint or stain, trim color, door, and window colors if different from the trim must be submitted.
- 2. All colors and architecture selected will be complementary to the natural environment of StillWaters.
- 3. The concept is to have homes that are both harmonious and individual.
- 4. The emphasis is on materials and subtle colors rather than on any strict architectural style. Compatibility, not sameness, is our goal.

**Q. DRIVEWAYS**

- 1. All driveways and parking areas must be paved.
- 2. All driveways must have a minimum width of ten (10) feet.
- 3. All driveway culverts on the SWRA right of way shall be a minimum of 18 inches and be made of reinforced concrete or corrugated polyethylene pipe.
- 4. NO corrugated galvanized metal.
- 5. The pipe must be ALDOT, or certified engineer approved.

**R. LANDSCAPING PLAN**

This plan is to show “intent” when the house's final grading is complete and ready for landscaping.

This plan should show:

- 1. Location and number of plant materials,
- 2. Type and limits of grass areas,
- 3. Septic and field lines, and
- 4. Any special planting specifications,
- 5. Special lighting considerations should also be identified.

**S. INFRASTRUCTURE PLAN**

Any Owner, Developer, Builder, or Contractor who has the intention of creating a subdivision within StillWaters must, before any work, submit to the Architectural Committee the following documents and obtain an Infrastructure Permit:

- 1. Plot plan (to be approved by the Architectural Committee and signed by an authorized officer of the StillWaters Board of Directors.)

2. Architecture and or Engineering drawings showing at a minimum the following:
  - a) Site plan: A detailed site plan showing the proposed layout of the subdivision, including lots, roads, and utilities.
  - b) Grading and drainage plan: A plan that shows how the site will be graded and how drainage will be managed.
  - c) Engineering plans: Detailed engineering plans for roads, utilities, and other infrastructure.
  - d) Environmental impact assessment: A report that identifies potential environmental impacts of the development and proposes measures to mitigate them.
  - e) Traffic impact study: An analysis of how the development will affect traffic in the area and proposed solutions to mitigate any negative impacts.
  - f) Utility plan: A plan that shows how utilities such as water, sewer, and electricity will be provided to the development.
  - g) Zoning and land use permits: Any necessary permits and approvals from local government agencies that regulate zoning and land use.
  - h) Financial plan: A detailed financial plan that includes the projected costs and revenues of the development.
  - i) Construction schedule: A detailed schedule for the construction of the development.
  - j) Any new utility or change to an existing utility requires that an infrastructure permit application is submitted to the Architectural Committee and approved before any Utility company work is begun.
  - k) Construction schedule: A detailed schedule for the construction of the utility.

END OF Exhibit "B"