

The committee discussed the Jan Little Home to be built on Lot 24-03 on StillWaters Point. Her deed states that there is a maximum of 4 bedrooms restriction. This restriction was waived by the committee.

The committee discussed Michael & Vera Wade's problem of not having money at this time to pave the driveway and to complete the landscaping according to their submittal. Don Belew and I will visit with them and discuss this problem and ask for their intentions and a completion schedule.

The committee will draw up a completion schedule with bulleted items that are required before an occupancy permit will be granted by the ARC and the county. This will be a page added to the compliance agreement and will require the owner's signature. Along with this revision, a paragraph for the contractor will be inserted requiring him to install methods to prevent silt and mud from entering the roadway during construction and to require that the contractor place crusher-run material on contractor access roads and to clean the streets when mud is tracked onto the surface. Also to keep all drainage ditches open at all times. These items are covered by the covenants which are probably not thoroughly read by the owner or the contractor.

Under the section in the compliance agreement requiring a paved driveway, a new sentence will be added requiring the driveway to be a minimum of 10 feet in width.

The ARC committee recommended based on the original submittal that we take out legal action against Lowell and Ladonna Hendrix to delete the joining of their lots, number 98 & 99, due to them not fulfilling their obligation of placing their home on the common lot line between the two lots.

The committee approved Ken Jackson's pier and boat house request with the condition that he gets his neighbor to sign off on the encroachment of the floating dock that is less than 15 feet from the extended property line.

The committee approved the Lukens's seawall request.

The committee denied the request by Linda Moulton to install a decorative fence on the parking lot side of her Poplar Point Condo. Our covenants prohibit this and they did not want to set a president. I will write her a letter informing her of this decision and recommending that she install an invisible fence.

The committee approved Jerry and Brenda Heath's new boathouse and cover for their existing pier pending the addition of lot line set back dimensions. I will get this information.

The committee discussed the replacement of Bob Mathis' position on the ARC which ends February 24th. The two names that were mentioned were Taylor Noggle and Les Johnson. They both will be contacted by the committee. Don Belew will become the new chairman and the other members will remain on the committee for the next term.

Submitted by Travis Fincher

ARC meeting notes 2/1/07 8:30AM

John Koval was invited by Wayne Washburn to present his retaining wall request. He has talked with APC about encroachment to the 30' guidelines and was told since it is an erosion problem solution that it was permissible to place the lower of three terraced walls to be within 7' of the seawall. His permit will also include a new pier and seawall extension to be completed by next January. The permit was approved.

The committee discussed Richard Goynes pier modification application. Travis met with Billy Edge of APC on Wednesday the 31st of January along with the owner. APC and the owner made several modifications to the original submitted plan and APC OK'ed the revised drawing. The ARC also approved the permit.

The committee discussed Travis' additions to the Building Permit Application package. A new paragraph concerning construction project roads was added to the ENVIRONMENTAL CONTROL section. Under the NEW HOMES section, the driveway paragraph was modified to include a 10' width minimum requirement.

The committee also discussed a new page that will be entitled CERTIFICATION OF UNDERSTANDING that highlights problem areas in the permit package that are often missed or overlooked. This page must be signed by the owner when he submits his application. It will be placed in the package behind the cover sheet.

The committee updated the Building Permit Log. Completed projects were removed and Bob Mathis' projects were reassigned due to his leaving the committee effective February 24th. It was agreed that the Log will be updated every two weeks if necessary.

Taylor Noggle, a potential new member to the committee had previously declined. Don Belew, who knew Taylor when they lived in Auburn, will try to convince Taylor to join the committee.

Submitted by: Travis Fincher

ARC meeting notes 2/19/07 8:30AM

The committee tabled a decision on James Floyd's request to build a golf cart garage on the end of his Eagle Peak Villa. They have asked for a surveyed plat that shows villa, owner property lines, adjacent villa and location of the garage to be shown on the plat. Travis will write the owner and request this information.

The committee reviewed two letters from new homeowners that explains why the driveways and landscaping plans are not complete. Both have financial problems and Don Belew will monitor the projects to assure that the work will be done as soon as is possible in accordance with their requests.

The committee recommends that Travis is to write another letter to the "The Pointe" developer addressing the light problem and to enclose the pertinent section of the 1987 covenants and explain that we have received several complaints from the Poplar Point residents and to copy it to each of the responsible people.

The committee approved Tim Small's relocation of his boat lift and the addition of a floating dock.

The committee approved David Miles Boat house pending APC approval.

The committee approved and issued a permit for a new home on Beach Island Trace, lot 13 for Kim, Teresa and Brad Peters. The son Brad will live in the home.

Taylor Noggle has agreed to come on to the ARC to replace retiring Bob Mathis. He will start next week.

Submitted by: Travis Fincher

ARC meeting notes 3/1/07 8:30AM

The committee welcomed Taylor Noggle and briefed him on the functions of the committee.

The committee directed Travis to write Mary Nielsen and request a time line as to when she intends to finish painting her home. It is only partially complete as of this date.

The committee approved the Gordon's pier and seawall submittal. An amendment to their existing permit will be issued.

The committee disapproved Debbie Nigh's request to install a small greenhouse on her property. The architectural design guidelines, I-B, Detached Buildings – These structures will be constructed from the same exterior materials and built in a style that must closely match the home. The ARC must approve all such buildings in advance of construction. Structures without permanent foundations and appropriate floors such as sheds or temporary buildings are prohibited.

At the next meeting, we will remove all projects that are being held up for some finish item such as driveways or landscaping. These projects will be tracked on a separate list that Travis will keep.

Submitted by: Travis Fincher

ARC meeting notes 3/8/07 8:30AM

Members present: Don Belew, Taylor Noggle & Frank Greer

The committee readdressed Brenda Moulton's request to install a short decorative fence in front of her villa in poplar point. She will also be installing a French drain system and new landscaping of the area. She contacted all of the members in the two buildings on her street and received approval from all but two and she hasn't been able to talk to them yet but has good relations with them and they are sure to go along with the project. The ARC approved the request with the stipulation that if either one of the two object, the ARC will have to look at the project again. I contacted her and told her to make every effort to contact the two immediately.

We approved Linda Echol's pier request which is the same as the one submitted in March of 2006. This permit is also pending Alabama Power approval.

The ARC put the Cox's permit application on hold until next week when we have a full committee available to visit the site and then make a recommendation.

The committee discussed pulling all of the projects from the active list that have one or two items holding up completion. These projects will be placed on a separate list when a letter of intent to complete along with a time line is received. Travis will keep this dormant list up to date and present it each week to the committee. These projects will be purged at the next meeting and Travis will solicit letters of intent for each project. This subject was discussed in the March 1st meeting and will be finalized next meeting.

Submitted by: Travis Fincher

ARC meeting notes 3/15/07 8:30AM

Members Present: Don Belew, Frank Greer & Wayne Roughton

Board Liaison: Wayne Washburn

The minutes from the last meeting were approved.

The ARC committee approved the following projects:

Chuck Lehman's building addition

Eb & Chris Spink's patio and building addition

Tanya Birchfield's building addition

Mike Dennis' seawall and pier

Jim Lloyd's seawall extension and floating dock modification

Mark Swindall's dock modification

William Dollar's covered boat slip

The committee again discussed the retaining wall on Oakwood Lake and took a field trip to see the site. Only three members were present. The vote was Don Belew-against, Frank Greer-for and Wayne Roughton-for. I will go with Taylor Noggle and get his opinion today and will try to get together with Fred Weaver this weekend for his vote. After I get together with Taylor and Fred, I will update this report with the reasoning for each vote.

The committee reviewed the water authority document concerning the SWRA being responsible for patching new service line pavement removal. They also discussed billing the property owner for the repair work and approved the added to the building application paragraph to the building application.

The committee updated the permit log by either removing projects that are almost complete and in a holding state due to driveway or landscape issues. These projects will be maintained on another log that will be administered by Travis. There were also several completed jobs that were removed.

Each of the new projects were assigned to a member.

Submitted by: Travis Fincher

March 19, 2007

ARC recommendation on the Clinton and Janice Cox's request to build a short architectural retaining wall along their Oakwood Lake property line.

The committee met on Thursday morning, March 15th to look at the site. Only three members were present. The discussion ranged from "it would look OK and would certainly enhance the property owner's enjoyment and property value" to "it would be setting a precedent and disturb the natural beauty of the lake". One other member met with me Thursday afternoon and the other on Saturday morning.

The final tally of votes was:

Two felt that it would not harm the appearance of the lake and voted yes.

One had mixed feelings but also voted yes.

Two felt that setting a precedent would be bad for the lake and would like to see the lake remain in a natural state and both voted no.

Final tally: two (2) NO three (3) YES

The committee now awaits final approval or disapproval from the board before acting on the request.

Submitted by: Travis Fincher

ARC meeting notes 3/22/07 8:30AM

Members Present: Don Belew, Frank Greer & Wayne Roughton

The minutes from the March 15th meeting were approved.

The committee approved a permit request by John Rhodes, contractor for the Lewis' concrete pad for a hot tub, two rock retaining walls, a sidewalk and a boardwalk from the house to the boat house. This project was assigned to Taylor Noggle.

The committee also got an update on the status of the Cox retaining wall project.

Tom Handley paid a visit to discuss the billing of maintenance fees to the developers as new condos are ready for occupancy. Travis Fincher was asked by Tom to check out Sunset Point – The Pointe to see if all of the condos are finished and ready for occupancy.

Submitted by: Travis Fincher

n Belew

ARC meeting notes 4/05/07 8:30AM

Members Present: Don Belew, Fred Weaver, Frank Greer, Wayne Roughton, Taylor Noggle & Wayne Washburn, Bd. Rep.

The minutes from the March 21st meeting were approved.

The committee approved four permits from individual owners of building 76 in Poplar Point. The project is adding a cover over their back decks. It will be similar to the one over Brenda Moulton's back deck. One contractor will do all four units at the same time and the roof will be continuous over all four decks.

The committee also purged several more completed projects and discussed a few that are close to completion.

The committee also tentatively approved the addition of a golf cart garage to James Peoples at 201 Dogwood Trail upon his completion of the application and the purchase of the property.

Submitted by: Travis Fincher

ARC MEETING NOTES 4-12-07

MEMBERS PRESENT

- ① DON BELEW
- ② TAYLOR NOGGLE
- ③ WAYNE ROUGHTON
- ④
- ⑤

WAYNE WASHBURN Board Rep.

A CLEARING ONLY PROVISION WAS INITIALED BY 3 ~~BOARD~~ (ARC) MEMBERS, ON BLDG APPLICATION, FOR LOT 5A CARDINAL HEIGHTS. APPLICATION TO BE SIGNED UP ON REMAINDER OF ^(IMPACT) FEES + OTHER COMPLIANCE REQUIREMENTS.

APPROVAL BY ARC TO ERECT TWO NO PARKING SIGNS IN THE GRASSY AREA ACROSS FROM SWRA BUILDING (SOUTH END OF DAM)

ARC meeting notes 4/12/07 8:30AM

Members Present: Don Belew, Taylor Noggle, Wayne Roughton & Wayne Washburn,
Bd. Rep.

The board approved a permit for clearing and the building pad for lot 5A on Cardinal Heights. The full application will be approved as soon as it is completed and the impact fee is remitted.

The board also approved the erecting of two “no parking on the grass” signs to be placed on the right of way across from the Executive Center.

Submitted by: Travis Fincher

ARC meeting notes 4/26/07 8:30am

Members Present: Don Belew, Wayne Roughton, Taylor Noggle, Frank Greer & Wayne Washburn, Board Rep.

The committee discussed allowing Larry Brantly to place a 70' X 11' parking strip along the Power Point edge of his property. Since it will be like the one John Durr placed in front of his home, they agreed to approving the plan. I will contact Larry so that he can take out a small project permit.

Chillwaters and John Margeson have formed a partnership called Kingdom Builders and they have applied for two permits to build spec. homes on lots 1 & 2 on Pine View Lane. The committee approved the submittal for clearing and building pad only until a complete set of plans is submitted for each lot.

Marc DeMeis of DeMeis-HomeSouth Custom Homes visited the committee today and brought with him the missing parts of his submittal to build an 1800sf "A" frame type of home on lot 14 on Beach Island Trace. He still needs to bring in a complete set of plans. The committee also approved a clearing and building pad permit for this project. He will try to get the full set of plans in to us before next Thursday.

There were no changes in status for existing projects.

ARC meeting notes 5/3/07

Members Present: Don Belew, Wayne Roughton, Taylor Noggle, Frank Greer and Fred Weaver. Board rep. Wayne Washburn was out of town.

The Committee met with Don Harkins concerning a new home that he is building on two lots on Greenview Lane. All of the submittal was in order and the application was approved. He will submit a letter requesting the joining of the two lots. He also brought a check for \$1,250.00 for the permit and impact fees.

The committee gave final approval for the De Meis application on Beach Island Trace.

The committee gave approval to Thomas Kassin to replace his small floating dock with a larger one. This application has been pre-approved by APC.

The committee also approved a permit for Dr. Bill Kent to remove his floating dock and to reinstall Thomas Kassin's old floating dock, also approved by APC.

The committee then adjourned and traveled to Jason and Kathy Yohn's home on Beach Island Trace to look at some trees the Yohns wish to remove. The committee agreed to let the Yohns remove the marked trees.

Submitted by: Travis Fincher

ARC meeting notes 5/24/2007

Members Present: Don Belew, Wayne Roughton, Taylor Noggle & Frank Greer.

The committee approved the final submittal for the new home for Marshall Watson on Fern Ridge Lane.

The committee also approved an application from Martha Hall to build a covered boat slip with lift at the end of Lake View Ridge.

The committee approved an oversized leaflet box for Sunset Point – The Point. It will require a SWRA permit and is a one time approval.

We also went through the active building permit list and removed several completed projects as well as moving several projects to the inactive list.

Submitted by: Travis Fincher

ARC meeting notes 6-07-07

Members present: Don Belew, Taylor Noggle, Wayne Roughton, Frank Greer and Wayne Washburn.

The committee approved the final submittal by Michael Dobbs contractor for his new home on Cardinal Heights.

The committee approved two spec. homes on Pine View Lane for Kingdom builders, aka Chillwaters.

The committee did not look at a submittal by Ted Steel due to its incompleteness. They will get the missing items in before next Thursday.

The committee recommended that I write a letter to Jim Coley at 1362 StillWaters Drive and request that he clean up his yard and do something about the old auto that has been parked in his side yard for some time.

The committee also went through the contract log and purged completed contracts and moved some delayed contracts to the inactive list.

Submitted by: Travis Fincher

ARC meeting notes 7-12-07

Members present: Don Belew, Taylor Noggle and Wayne Roughton.

The committee approved a small building permit for Debbie Nigh for several small raised planting plots in her garden.

Kevin and Ann Burns in Poplar Point requested permission to put a lean-to cover over their back deck and to move their steps to the middle of the deck and to remove two large trees. Their request was to use an architectural shingle type roof. The ARC rejected this since all of the approved deck covers in the adjacent buildings are metal. They also approved removal of only one of the trees. The Burns were in agreement with this decision and will be issued a small project permit.

The committee went over the status of the active projects on the permit list and removed the completed projects.

The committee approved the new permit fees and annual proposed revisions.

The committee agreed to make the Harkin's request to combine their lots the last one due to the board's decision to not combine lots anymore.

The committee discussed the dispute between Sloan Harper and Pete Arnold over the encroachment of a retaining wall on Arnold's property. They agreed with the board's decision to not get involved in a property line dispute between two private property owners.

Submitted by: Travis Fincher

ARC meeting notes 7-19-07

Members present: Don Belew, Taylor Noggle and Wayne Roughton. Board Rep. Wayne Washburn was also present.

The committee officially approved the Burns' permit to add a cover over ^{THESE} ~~there~~ deck and to modify the railing and the steps and to remove one tree.

The board approved a new home permit for Eric McKinley on Buckskin Court.

The committee gave Don Belew permission to remove a nuisance tree from his front yard.

Committee member Frank Greer tendered his resignation from the committee due to health concerns. He will stay on until a suitable replacement can be found.

Submitted by: Travis Fincher

The ARC did not meet in August

ARC meeting notes 9-6-07

Members Present: Don Belew, Taylor Noggle and Wayne Roughton

There were no new applications to consider.

We discussed a small project that Don and I approved to extend a deck and steps and a small out-building for H.P. Dixon on Stagecoach Road.

Bob Hamby decided to not replace Frank Greer on the committee due to new commitments with the SWRA F& R. The search goes on.

The committee then reviewed all active permits and estimated completion percentages.

Submitted by: Travis Fincher

ARC Meeting notes 9-13-07

Members Present: Don Belew, Taylor Noggle and Fred Weaver

The committee approved an application for a new home on StillWaters Drive for Mike Richardson.

The committee also approved subject to APC's approval a seawall, boat house, dock and a lift for Ken Ledbetter on Cardinal Heights. Since the pier extends 62 feet out into the lake, I checked with the residents on either side of the Ledbetters and placed a marker where the 62 foot mark would be. Neither had objections.

In doing research on the dock length, I found out that the power company has extended the 50 foot limitation to 62 feet. This 62 feet length would include any 12 foot floating dock. If the pier extends 62 feet and they still want a floating dock, it must be placed on the side of the pier.

The vacancy in the committee was discussed again and I volunteered to place a notice in my article for the October news letter.

Submitted by: Travis Fincher

ARC Meeting notes 10-4-07

Members Present: Don Belew, Wayne Roughton & Silvia Thatcher

The committee welcomed it's newest member, Silvia Thatcher, who will replace the retiring Frank Greer. Silvia was immediately given the two new homes under construction on Buckskin Court and a new small project at the Terry Herron's home.

The committee discussed the status of all projects currently under construction. They purged several that are complete. They also reassigned Frank Greer's uncompleted projects.

The committee approved a request from Terry and Diane Herron to place a small tool and storage building in the back of their property and also to enclose their covered patio with aluminum framed walls with wrap-around windows.

During the meeting, Charles Johnson dropped off an application to build a covered boat slip that will be attached to his existing pier. He already has APC's blessing.

The committee adjourned and visited the new boat slip site to see if there was any problems with blocking anyone's view. There were none, so the application was approved.

After leaving the Johnson's, I took Silvia on a tour of her new assigned projects.

Submitted by: Travis Fincher

ARC Meeting Notes 10-25-07

Members Present: Don Belew, Wayne Roughton, Silvia Thatcher, Taylor Noggle, Fred Weaver and Wayne Washburn, Board Rep.

The committee reviewed all of the current projects and updated the percentage of completion.

The committee also reviewed the covenants and Schedule B. that pertain to the ARC. It was suggested that Paragraph E of the July 28 amendment to Exhibit B be deleted. This paragraph concerns the combining of two adjacent lots.

The sale of Oakwood Lake was discussed and a motion was made and seconded to recommend to the board to **not** sell Oakwood Lake. The vote was unanimous to not sell.

The new signs that will be placed at the entrance to Gate 49 and Gate34 were approved.

The committee approved for permit two projects in the Marina Neighborhood. The owner is Dwayne Robinson and one is located on Lot 42 on Magnolia Crest and the other is located on Lot 39 on Mountain View Lane.

Submitted by: Travis Fincher

ARC Meeting Notes 1-03-08

Members Present: Don Belew, Wayne Roughton, Larry Brantley

The committee welcomed Larry Brantley. Larry will be replacing Fred Weaver. Fred is retiring from the committee due to his business commitments.

The committee reviewed the current projects and updated the completion percentages.

The committee also reviewed the new Permit Fee Schedule and approved the same with the addition of the \$2,000 dollar completion deposit and adding "swimming pool" to the list addition list.

Richard Goyne's request to dredge 18" under his boat lift and in front of his dock was approved pending APC's approval. No permit will be required from us.

The committee approved the landscaping improvement for Charles Munder at 187 Prestwick Drive and a permit was issued.

The committee approved a permit for a swimming pool and extensive landscaping for Ken Ledbetter at 296 Cardinal Heights.

We had an unscheduled visit from Hubert and Nan Bruce concerning the denial of their request to join their two properties. The meeting did not go well. They were very angry at the denial and the bill for two maintenance fees. Their argument went all the way back to when Patti Richardson was the community manager and they said she and Betty Litsey told them that they could join the lots if the building crossed the property line. It does not. The house is on one parcel and the new garage is on the other parcel and they are connected by an arbor across the common property line. Nan's comment was "well we won't pay it."

Submitted by: Travis Fincher

ARC Meeting Notes 2/7/08

Members Present: Son Belew, Wayne Roughton, Taylor Noggle, Silvia Thatcher

The committee reviewed and discussed the two plat plans that Mike Lewis AKA Chillwaters submitted for their consideration. They all agreed that either option would be acceptable to the ARC. They based this approval on the location which is surrounded by Villa type neighborhoods and would be very good for StillWaters in that it would give older retirees a affordable home in a new neighborhood. This is an approval in concept only and final approval will come after the ARC has reviewed the architectural drawing of the different types of homes or villas.

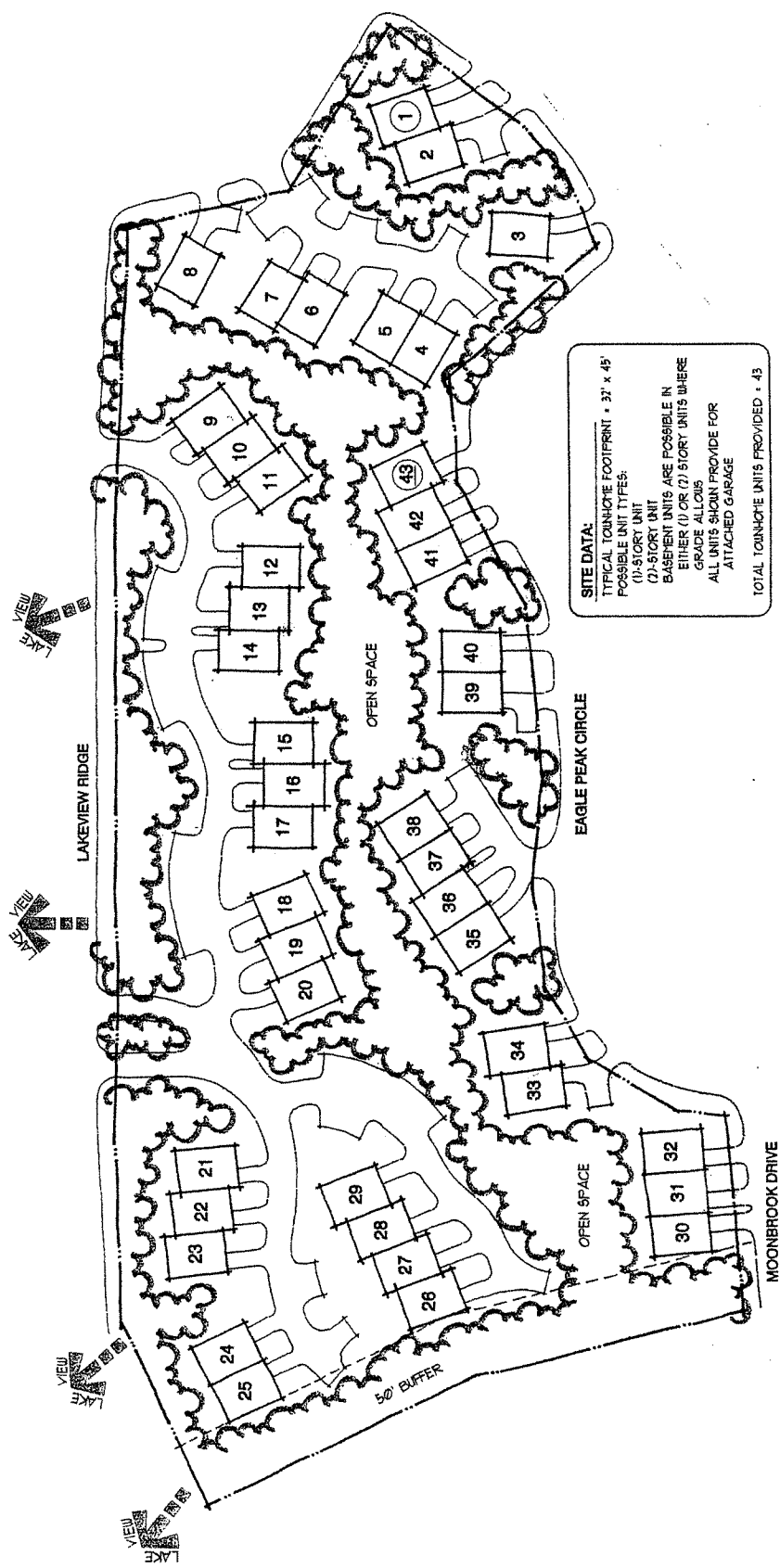
The committee discussed the status of the various projects currently underway and updated the list.

They also discussed the issuance of the permit to John Koval for his property on the corner of Stagecoach and Aberdeen. They agree with the board that in the spirit of the covenants that good standing means that all fees must be up to date.

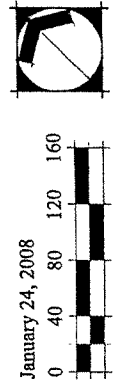
The committee discussed the proposal made by Jerry Camp to install an architecturally designed gate and fence along his long driveway access. Due to safety issues that his letter brought up, it was decided to allow him to install the fence with the condition that he moves the gate down the driveway some 50' +/- instead of at the entrance which is on Cardinal Heights.

The committee approved a permit for a dock modification for James Lloyd at 65 Briarwood Pt. off Holly Ridge.

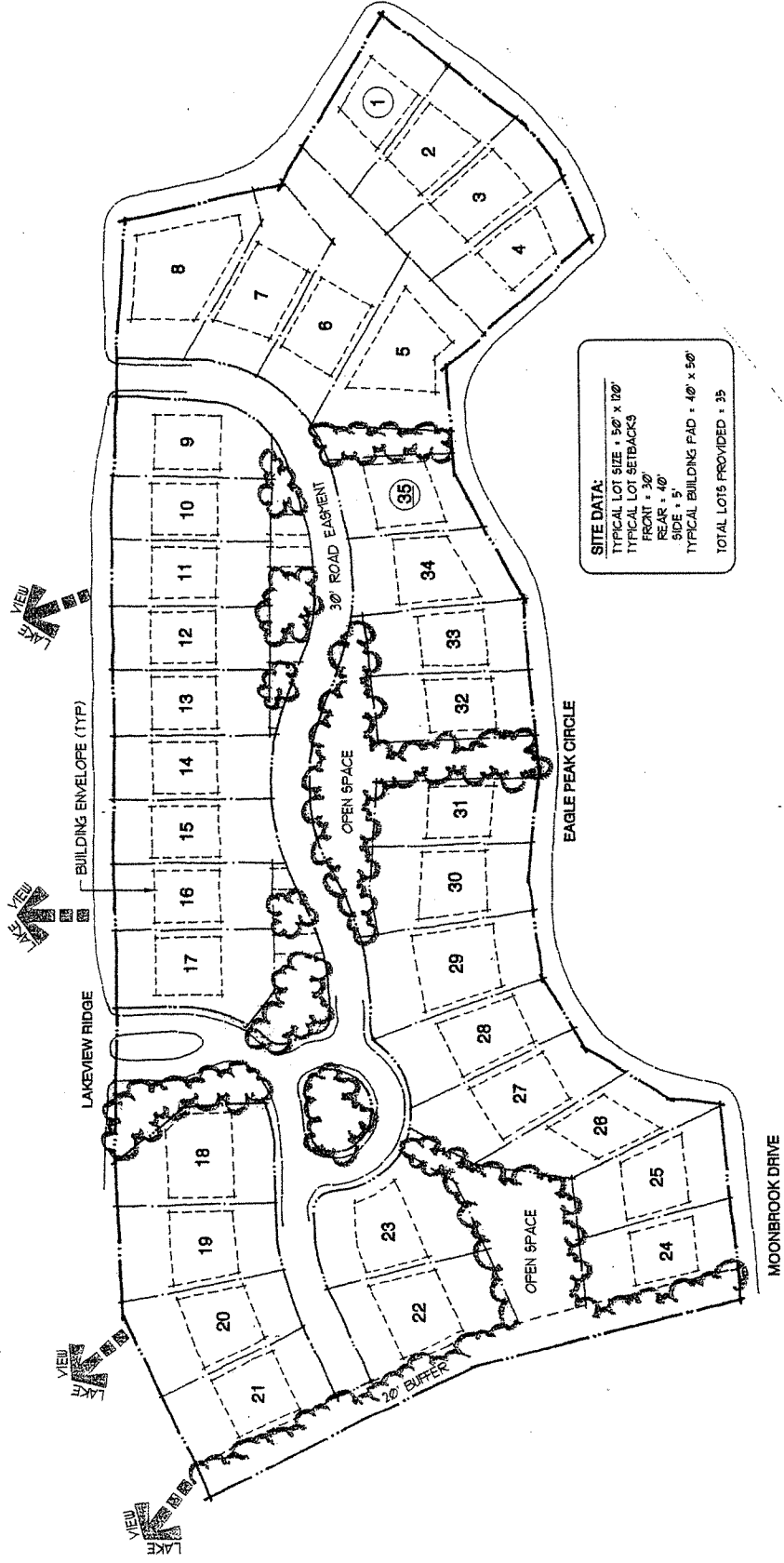
Submitted by: Travis Fincher



OPTION 'B' - ATTACHED TOWNHOMES
8 ACRE TRACT
 Stillwaters
 Mike Lewis

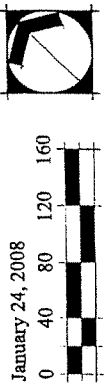


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SITE DATA:
 TYPICAL LOT SIZE : 50' x 120'
 TYPICAL LOT SETBACKS
 FRONT : 30'
 REAR : 40'
 SIDE : 5'
 TYPICAL BUILDING FAD : 40' x 50'
 TOTAL LOTS PROVIDED : 35

OPTION 'A' - DETACHED HOUSING
8 ACRE TRACT
 Stillwaters
 Mike Lewis





StillWaters

Residential Association, Inc.

February 13, 2008

Chillwaters LLC
632 Stonefield Loop
Heathrow, FL 32746

Attn: Mike Lewis

Subject: Lakeview Ridge Properties

Dear Mike:

Tom asked me to contact you and let you know what the ARC will require from you to develop the properties on Lakeview Ridge and Moonbrook Dr. This past Thursday the ARC met to discuss the two options that John Margeson sent us. Due to the location in the middle of three different villa developments, the ARC will approve either of the two options that were submitted pending seeing the final drawings on the option that you have selected and completion of the building application. You will have to have the county re-plat the property to fit the selected option. You will need to contact Patti Richardson in the county offices at 256-825-1072 and she will aid you with this.

You will have to submit to the ARC a completed Building Permit Request package which can be downloaded from our website at "stillwatersra.com". The check list needs to be completed and everything submitted as a complete package including color selections. Note on page 8 of the application, you will have to sign and have your signature notarized. At the time of submittal, you will also have to include your building permit fee. The fee schedule is included in the application package. Due to the uniqueness of your project, the ARC has computed the fee for each option. See attached fee computations.

We meet every Thursday at 8:30 AM. Please call me if you have any questions. My cell phone is 256-496-4218.

Very truly yours,

Travis Fincher
Covenants & Maintenance Mgr.

CC: Susan Thames, Community Administrator
SWRA Board of Directors

Alabama's Premier Golf & Lake Community

1816-B StillWaters Dr. Dadeville AL 36853

PHONE: 256-825-2990 FAX: 256-825-2991 e-mail: swra@charter.net

Permit Schedule for Options A & B

Option A

These properties were considered as single family homes.

Building Permit	35 units @ \$850.00/unit	\$29,750
Impact Fee	35 units @ \$350.00/unit*	12,250
Total Permit Fee for Option A		\$42,000

(It was assumed that all units would be under 2,000 SF)

Option B

The fees for these properties were based on "New Multifamily Construction" with the exception of the two single units which were based on "Single Family Residential".

Building Permit	15 Buildings @ \$2,000.00/bldg	\$30,000
Building Permit	2 Units @ \$850.00/unit	1,700
Impact Fee	43 Units @ \$850.00/unit	\$36,550
Total Permit Fee for Option B		\$68,000

ARC Meeting Notes 5/1/08

Members Present: Don Belew, Wayne Roughton, Taylor Noggle and Tom Handley, newly appointed Board Rep.

Due to the new office open hours, the starting time for the meetings in the future will be 9AM.

We updated the Active Project Log.

We discussed job cleanup and problems with lunch trash not picked up every day. In addition to a dumpster for construction debris, each project needs some sort of can such as a 55 gallon drum for daily trash left on the ground by the workers.

Tom told us that the Board is ready to step in with legal help if we can't get on site project supervisors to abide by the rules set forth in the building application. This also goes for owners who start projects and then leave them before finishing so that they are an eyesore for the neighborhood.

We reviewed three applications today;

1. A new home on Deer Run Road. Owner, Jimmy Ferguson from Tyler Texas.
2. A new home on Buckskin Court. Owner Joe Tucker
3. Exterior Painting. Owner A.B. Campbell

Submitted by: Travis Fincher

15
6
98

ARC Agenda for 5/21/09

1. ARC guideline changes for 3.17 Screen Fences for service yard.

2. Permits for small projects *SIM #4*

3. Villa requirements when a '74 covenant property upgrades to the '87 covenants.

4. No-Cost permit for all repairs. ✓

5. Check on your assignments at least one time a week. ✓

6. Possible change in one member

7. Dobbs drainage issues

8. Poplar Point color change request

9. Silt Fences at two new homes on StillWaters Drive —

10. Villas (Eagle Peak) Roofing material style request

11. METAL ROOF

12. LOTIN KOVACE - *ARMED DISIN* 3 TABS
STABLE COACH

13. ~~GOE~~

INCLUDE DESIGN GUIDELINES
1. 48" HIGH MAX
2. NOT EXTEND MORE
THAN 6' FROM HOUSE
~~NET~~ MUST BE BETWEEN
24 & 90 SF
BOARD ISSUE

YES BUT SAME COLOR

STAY WITH SAME

5710

ARCHITECTURAL DESIGN GUIDELINES

Building permits issued by The Architectural Committee are required for all of the items listed.

I. ADDITIONS /ALTERATIONS, DOCKS, PIERS, ETC.

Includes any exterior changes to the original home construction. Plans for submission will be the same as for a new home, except the plans may be "home-drawn" to drafting standards. They must include plans of the site, plot, floor and elevations. They must show the same dimensional requirements as required for new home construction. 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.

A. DECKS, PATIOS and PORCHES

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. Patios or sitting areas at lakeside will be allowed within reason. Plans for submission are the same as for any exterior change.

B. DETACHED BUILDINGS

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 concrete foundation and have an appropriate floor. These structures will be constructed from the same exterior materials and built in a style that must closely match the home. The Architectural Committee must approve all such buildings in advance of construction. Structures without permanent foundations and appropriate floors such as sheds or temporary buildings are prohibited.

C. FENCES:

All fencing requires the approval of the Architectural Committee before any construction begins. Fences should be constructed of material, color and detailing which are compatible with both the house and the associated site elements, proposed and existing. Any perimeter fencing is prohibited.

No chain link type fencing will be allowed for any use.

1. SCREENING FENCE must be used to hide service areas for all homes, which do not have a garage. Service areas should be a minimum of 24 square feet. Any supporting posts must be erected on the inside of the fence.
2. DEER FENCING, including electric fences, should be of a low visibility material and design and should enclose only the landscaped areas being protected.
3. PET FENCING must be of the underground electrical variety that is invisible. No dog runs will be allowed.
4. DECORATIVE FENCING may be approved for areas not larger than 800 square feet. Any supporting posts must be erected on the inside of the fence. Maximum height is limited to 42 inches.

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3.10 **Resales:** In the event the owner of a Parcel desires to sell the Parcel and the improvements thereon, if any, then said owner may list such Parcel for sale with any licensed broker (the intent of this Section 3.10 being that the owner is not required to list the Parcel with the Developer's agent or broker); provided, however that no "for sale" or other signs may be placed on the Parcel or elsewhere within Still Waters except as approved under the provisions of Section 3.11.

3.11 **Signs:** No commercial signs, including "for rent", "for sale", and other similar signs, shall be erected or maintained on any Parcel except with the written permission of the Architectural Committee or except as may be required by legal proceedings, it being understood that the Architectural Committee will not grant permission for said signs unless their erection is reasonably necessary to avert serious hardship to the property owner. If such permission is granted, the Architectural Committee reserves the right to restrict size, color and content of such sign. Property identification and like signs exceeding a combined total of more than two (2) square feet may not be erected without the written permission of the Architectural Committee.

3.12 **Parking; Garages and Carports:** Each Parcel owner shall provide space for two automobiles off the street prior to the occupancy of any dwelling constructed on said Parcel in accordance with reasonable standards established by the Architectural Committee. Carports and garages shall not open in such a manner that they face the street.

3.13 **Garbage Area:** Each Parcel owner shall provide receptacles for garbage in a screened area not generally visible from the road, or provide underground garbage receptacles or similar facility in accordance with reasonable standards established by the Architectural Committee.

3.14 **Temporary Structures:** No structure of a temporary character shall be placed upon any Parcel at any time; provided, however, that this prohibition shall not apply to shelters used by the contractor during the construction of the main dwelling house; and provided further, that these latter temporary shelters may not, at any time, be used as residences or permitted to remain on the lot after completion of construction.

3.15 **Trailers, etc.:** No trailer, mobile home, tent, barn, tree house or other similar out building structure shall be placed on any Parcel at any time, either temporarily or permanently.

3.16 **Storage Structures:** No fuel tanks or similar storage receptacles may be exposed to view, and may be installed only within an enclosed or screened area, or buried underground, and in compliance with all building codes and governmental regulations governing such receptacles.

3.17 **Screening Fences:** Each Parcel owner must construct a screening fence to shield and hide from view a small service yard. Plans for such fence delineating the size, design, texture, appearance and location must be approved by the Architectural Committee prior to construction.

3.18 **Wells:** No private water wells may be drilled or maintained on any residential Parcel so long as the Developer, the Association, or a governmental entity, or their agents, successors or assigns, plans a water distribution line within fifty (50) feet of such Parcel with an average daily water pressure in such line adequate for normal household use in dwellings served by such distribution line; provided further, that such water distribution line must be completed within five (5) days from the date of completion of the residence or a private well may be drilled by the Parcel owner.

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.

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drain-ways for surface water wherever and whenever such action may appear to the Company to be necessary in order to maintain reasonable standards of health, safety and appearance. These easements and rights expressly include the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or to take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, safety and appearance. It further reserves the right to locate wells, pumping stations, and tanks within residential areas on any walkway, or any residential lot designated for such use on the applicable plat of a residential subdivision or to locate same upon any lot with the permission of the owner of such lot. Such rights may be exercised by any licensee of the Company, but this reservation shall not be considered an obligation of the Company to provide or maintain any such utility or service.

15. Temporary Structures. No structure of a temporary character shall be placed upon any lot at any time, provided, however, that the prohibition shall not apply to shelters used by the contractor during the construction of the main dwelling house. It being clearly understood that these latter temporary shelters may not, at any time, be used as residences or permitted to remain on the lot after completion of construction.
16. Trailers, etc. No trailer, mobile home, tent, barn, tree house or other similar out building or structure shall be placed on any lot at any time, either temporarily or permanently.
17. Storage Structures. No fuel tanks or similar storage receptacles may be exposed to view, and may be installed only within the main dwelling house, within the accessory building, within the screened area required in Paragraph 18 herein, or buried underground.
18. Screening Fences. Each lot owner must construct a screening fence to shield and hide from view a small service yard. Plans for such fence delineating the size, design, texture, appearance and location must be approved by the Company prior to construction.
19. Wells. No private wells may be drilled or maintained on any residential lot so long as the Company, its agents, successors or assigns, plans a water distribution line within fifty (50) feet of such lot with an average daily water pressure in such line adequate for normal household use in dwellings served by such distribution line; provided further, that such water distribution line must be completed within five (5) days from the date of completion of the residence or a private well may be drilled by the lot owner.
20. Trees. No large trees measuring six (6) inches or more in diameter at ground level may be removed without the written approval of the Company, 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.
21. Subdivided Lots. No lot shall be subdivided, or its boundary lines changed except with the written consent of the Company. However, the Company hereby expressly reserves to itself, its successors or assigns, the right to replat any two (2) or more lots shown on the plat of any said subdivision in order to create a modified building lot or lots; and to take

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Page Four: Provisions for Villas:

derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any portion of the land subject to these restrictions.

(4). WATER SUPPLY:

No animals, livestock or poultry of any kind shall be raised, bred or kept on any, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

(5). WATER SUPPLY:

No individual water supply system shall be permitted on any lot, except for use in air conditioners and sprinkler system; provided that a central water supply system is being operated in accordance with the requirements of the governmental body having jurisdiction over said central system.

(6). ARCHITECTURAL CONTROL:

No building, wall or other structure or improvement of any nature shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by the Architectural Review Board. Each building, wall or other structure or improvement of any nature shall be erected, placed, or altered upon the premises only in accordance with the plans and specifications and plot plan so approved. Refusal of approval of plans, specifications and plot plan, or any of them may be based on any ground, including purely aesthetic grounds, which is the sole and uncontrolled discretion of said Architectural Review Board seem sufficient. Any change in the exterior appearance of any building, wall, other structure or improvement, any change in the finished ground elevation, and, in the case of any villas, any change in the appearance of the landscaping, shall be deemed an alteration requiring approval. The Architectural Review Board shall have the power to promulgate such rules and regulations as it deems necessary to carry out the provisions and intent of this paragraph.

(7). COMMERCIAL TRUCKS, TRAILERS AND BOATS:

In order to maintain the high standards of the villa area with respect to residential appearance, no trucks or commercial vehicles, boats, house trailers, boat trailers, and trailers of every other description, shall be permitted to be parked or to be stored at any place on any lot in villa areas, except in a garage or carport, or except during periods of approved construction on said lot. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery, and other commercial services.

(8). GARBAGE AND TRASH DISPOSAL:

No garbage, refuse or rubbish shall be deposited or kept on any lot except in a suitable container. Such container shall be placed in an underground receptacle or shall be kept in the Service yard area, so that the container is not visible from the outside.

THE STATE OF ALABAMA
COUNTY OF TALLAPOOSA
KNOW YE ALL MEN BY THESE PRESENTS:

19446
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Dadeville Lumber Company, Inc., an Alabama Corporation, being the owner of lands in Tallapoosa county, Alabama, to which lands already apply those provisions found in Deed Record Volume 202 at Page 131 et seq does by these presents further make, declare and impose the following on certain of those lands described as follows:

I. DEFINITIONS:

- (1). A villa is a one family dwelling located in a building or structure in which are located other villas.
- (2). A building is a structure in which is located more than one villa.
- (3). A party wall is a wall shared into villas.

II. PROVISIONS FOR VILLAS:

Those provisions shall apply to all structures and lands in Still Waters, Tallapoosa County, Alabama, denominated as Villas by plats in Probate Office, Tallapoosa County, Alabama.

(1). VISIBILITY AT STREET INTERSECTIONS:

No obstructions to visibility at street intersections or access easement intersections shall be permitted.

(2). FENCES:

No fence, wall or other enclosure shall be erected in the front yard or side yard setback areas, except any as originally installed by Dadeville Lumber Company, Inc., and except any approved by the Architectural Review Board.

(3). EXTERIOR APPEARANCES AND LANDSCAPING:

The paint, coating, stain, and other exterior finishing colors on all villas may be maintained as that originally installed, without prior approval of the Architectural Review Board, but prior approval by the Architectural Review Board shall be necessary before any such exterior finishing color is changed. The landscaping, including, without limitation, the trees, shrubs, lawns, flower beds, walkways and ground elevation, shall be maintained by the owner as originally installed by Dadeville Lumber Company Inc., unless the prior approval for any substantial change is obtained from the Architectural Review Board.

