

ARCHITECTURAL REVIEW COMMITTEE MINUTES

January 3, 2024

CALL TO ORDER: Lee Eastman, acting chairman, called the meeting to order at 3:58 pm. Mike Dean, Drew Heederik, Perry Shy, Mike Knight & Anita Gardner were present. Liz Bradford was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Mike Knight & Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Church of the Living Waters at Lakeview Ridge to add a baptismal to the church.
2. Unanimously approved a permit request by John Colletta at Lot 82 Restful Cove to construct a new home.
3. Unanimously approved a permit request by Roger Jones at 75 Pebble Beach Lane to remove marked trees.
4. Unanimously approved a permit request by Robert Parker at 710 Whisperwood Dr. to replace rotten boards on the dock.

OTHER BUSINESS:

ADJOURNMENT: Lee Eastman adjourned the meeting at 4:53 pm.

LEE F/ Lee

LEE EASTMAN CHAIRMAN

1/17/24

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

January 17, 2024

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 4:10 pm. Perry Shy, Liz Bradford, Mike Knight, & Anita Gardner were present. Lee Eastman & Drew Heederik were excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Perry Shy & Mike Knight seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Golf Colony at 741 Lakeview Ridge to repair the stairs leading to the breezeway at Bldg. 900.
2. Unanimously approved a permit request by Duchi Bednarski at 379 Holly Ridge to replace the seawall.
3. Unanimously approved a permit request by Charles Rush at 356 Whisperwood Dr. to replace roof.
4. Unanimously approved a permit request by Randy & Ronda West at 37 Poplar Point to replace the fascia boards & resurface the dock.
5. Unanimously approved a permit request by Jay & Tena Hawkins at 694 Fairway Ridge to place a storm shelter on the property.

6. Unanimously approved a permit request by SWRA at 1816 StillWaters Dr. to add a handrail along the driveway leading to the community room. Paint will match the existing color.
7. Unanimously approved a permit request by Jay Young at 74 StillWaters Grove to replace the rotten wood on the dock.
8. Unanimously approved a permit request by Marshall Burns at 160 Stagecoach Rd. to re-roof home.
9. Unanimously approved a permit request by Thomas Jacobus at 1348 Lakeview Ridge to replace the decking on the dock.

OTHER BUSINESS:

ADJOURNMENT: Mike Dean adjourned the meeting at 5:10 pm.



MIKE DEAN VICE
 ACTING CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

SPECIAL MEETING

January 30, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:57 PM. Lee Eastman, Drew Heederik, Perry Shy, Mike Knight, Liz Bradford, & Mike Dean were present.

GUEST OF THE ARC:

SPECIAL MEETING BUSINESS:

CHAIRMAN

1. Voted unanimously to elect Drew Heederik to be vice-president of the ARC.
2. Voted unanimously to amend the Compliance Agreement to include the language "and day-to-day operations" to the Hold Harmless section.
3. Voted unanimously to amend the security deposit listed in the Compliance Agreement to \$10,000 to match the fee structure.
4. Voted unanimously to honor the Compliance Agreement that was given to the owner of The Landing Restaurant that contained a security deposit in the amount of \$5,000.
5. Voted unanimously to approve the following fees for The Landing Restaurant permit:
 - a. Building Permit \$5,000
 - b. Impact Fee - \$2,200
 - c. Building Deposit - \$5,000

ADJOURNMENT: Meeting adjourned at 4:44 pm.

Shawn Hedens

LEE EASTMAN

VICE
CHAIRMAN

02-07-24

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

February 7, 2024

CALL TO ORDER: Drew Heederik, vice chairman, called the meeting to order at 3:58 pm. Mike Dean, Perry Shy, Liz Bradford & Anita Gardner were present. Lee Eastman & Mike Knight were excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Liz Bradford & Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Earl Parsons at 85 Briarwood Point to resurface boat dock with new wood decking.
2. Unanimously approved a permit request by June Barns at 184 Stagecoach Rd. to remove marked trees.
3. Unanimously approved a permit request by Vivian Autry at 124 Whisperwood Dr. to remove marked trees, paint dock & pool house same color as home.
4. Unanimously approved a permit request by Robert Johnson at 15 Poplar Point to repair seawall steps & resurface seawall.
5. Unanimously approved a permit request by Robert Walker at Lot 109 Hickory Way to mulch underbrush so lot may be listed for sale.

6. Unanimously approved a permit request by Villas on the Harbor at 100 Harbor Place to replace rotten wood on top of 2 balconies in Building 400.
7. Unanimously approved a permit request by Roger Jones at 75 Pebble Beach Lane to replace damaged roof.
8. Unanimously approved a permit request by Gerald Graham at 170 Marina Point Rd. to repair corner section of roof.
9. Unanimously approved a permit request by Robert Heath at 649 Beach Island Trace to repaint home, install hog wire on deck & replace boards as needed & repair driveway.
10. Unanimously approved a permit request by Ann Mullin at 53 Eastwood Place to enlarge porch, pour new driveway, remove marked trees, drainage work & landscape.
11. Unanimously approved a permit request by Robert & Deborah Carswell at 156 Moonbrook Dr. to add gutters, replace deck with covered deck with steps & extend driveway.
12. Unanimously approved a permit request by Natalie Parsons at 32 Eagle Peak Circle to add a fence to back yard.
13. Unanimously approved a permit request by Richard Linteris at 236 Sunset Point Dr. to add an apron to the existing dock.
14. Unanimously approved a permit request by Lake Martin Builders Group at Lot 15 Whisperwood Dr. to add a new home.
15. Unanimously approved a permit request by Herb Winches at Lot 15 Marina Point Rd. to add a building for The Landing at Harbor Pointe.
16. Unanimously approved a permit request by Barbara Shannon at 30 Eagle Peak Circle to repair damaged roof. This was an emergency permit.

OTHER BUSINESS:

- The ARC members reviewed & approved the final plans for Eagle Ridge Phase I.
- The ARC members also reviewed & approved the preliminary plat for River Birch Plat No. III
- The ARC members voted in favor of allowing the current utility easement of 15' to be the only setback on Lot 7 & Lot 8 Deer Run Phase 2, Addition 1 (on the sides adjacent to one another) & to not add an additional 10' setback.

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:48 pm.


DREW HEEDERIK VICE CHAIRMAN


DATE



ARCHITECTURAL REVIEW COMMITTEE MINUTES

February 21, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 4:02 pm. Drew Heederik, Perry Shy, Liz Bradford, Mike Knight, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Liz Bradford & Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Renee Gordon at 100 Harbor Place Unit 405 to place a POD in parking space of unit 405.
2. Unanimously approved a permit request by Wyatt & Kathy DeWitt at 54 Wind Chime Lane to construct a patio with landscaping off the back porch.
3. Unanimously approved a permit request by Sue & Harry Hooper at 10 Poplar Point to remove existing fence & replace with 4' x 26' wood fence with a gate.
4. Unanimously approved a permit request by Mike Bruce at 246 Blue Creek Circle to replace flagstone patio with travertine patio, replace pool tile & plaster, replace pool filter system.
5. Unanimously approved a permit request by Ken Ledbetter at 296 Cardinal Heights to add a fence to the property.

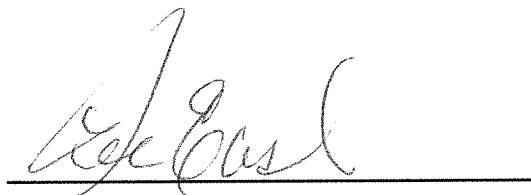
6. Unanimously approved a permit request by Frank Grier At 275 & 269 Fern Brook Dr. to install 12 gates to break the flow of water & placing rip rap to help with erosion.
7. Unanimously approved a permit request by Mona Vanoy at 362 Whisperwood Dr. to replace outer band on dock, repair to floating dock.
8. Unanimously approved a permit request by Cedric Robinson at 448 StillWaters Dr. to place a dumpster on property.
9. Unanimously approved a permit request by Kelly Hooten at 510 Beach Island Trace to paint newly replaced wood on lower portion of house.
10. Unanimously approved a permit request by Butch Myers at 49 Poplar Point to repair doors under the deck to include the enclosure wall under the deck.
11. Unanimously approved a permit request by Frank Ford at 336 Whisperwood Dr. to replace rotten boards on the floor of dock, railings & steps.
12. Unanimously approved a permit request by Robbie Harris at 32 Poplar Point to raise the existing porch about 3 feet. Replace windows above porch. Enclose the right side of porch for a bunk room.
13. Unanimously approved a permit request by Clint & Nancy Beasley at 76 Mallard Lane to remove marked trees.
14. Unanimously approved a permit request by Jane Melton at 1554 Lakeview Ridge to repair & replace floating dock.
15. Unanimously approved a permit request by Charles Kossen at 342 Sunset Point Dr. to construct a garden on the property.
16. Unanimously approved a permit request by John Alexander at 78 Red Bird Lane to repair drainage ditch, install a drainage catch basin, repair seawall.

17. Unanimously approved a permit request by Michaelanne Lauderdale at 87 River Birch Trail to add a 4' tall garbage can fence.
18. Unanimously approved a permit request by Rita McCollister at 156 Magnolia Crest to remove marked trees.
19. Unanimously approved a permit request by Thomas Handley at 272 Cardinal Heights to add a fence to back yard.
20. Unanimously approved a permit request by Smith Property Management at 191 Sunset Point Dr. to remove marked trees.

OTHER BUSINESS:

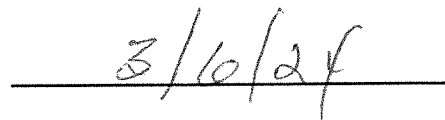
- The ARC discussed commercial property, developmental property, and residential property and their relation to the 87 Covenants.
- The ARC discussed how members should address questions from contractors, developers, and residents.
- The ARC discussed the request to run overhead power to the new restaurant and the ARC voted to require the power be run underground.
- Decided that going forward, when assigning permits to each member of the ARC, plan to assign per areas to prevent overlapping minimize the amount of travel by each member to check on their permits.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:38 pm.



LEE EASTMAN

CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 6, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:56 pm. Drew Heederik, Perry Shy, Liz Bradford, Mike Knight, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Liz Bradford & Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Harbor Pointe Condo's at 468 Marina Point Rd. to repaint balcony railings & replace the caps on posts.
2. Unanimously approved a permit request by Jim Martin at 316 Hickory Way to remove marked trees.
3. Unanimously approved a permit request by Darla Garrison at 189 Whisperwood Dr. to remove marked trees.
4. Unanimously approved a permit request by Hans Van Den Brink at 354 Cardinal Heights to remove marked trees.
5. Unanimously approved a permit request by Evan Cotton at 161 Magnolia Crest to remove marked trees.
6. Unanimously approved a permit request by John Peavy at 299 Magnolia Crest to remove marked trees.

7. Unanimously approved a permit request by Rob Ladner at 43 Lake Vista Lane to remove marked trees.
8. Unanimously approved a permit request by Greg Laemmrigh at 143 Magnolia Crest to remove marked trees.
9. Unanimously approved a permit request by Barbara Calhoun at 95 Magnolia Crest to remove marked trees.
10. Unanimously approved a permit request by Jamie DeLamar at 191 Landing Dr. to add a side piece to existing port for access.
11. Unanimously approved a permit request by Tom Nicholson at 41 Lunker Lane to replace deck boards with composite & remove tree.
12. Unanimously approved a permit request by Carol Evans at 35 Moonlight Lane #4B to remove & replace fence, replace 9 window sills, stain deck & fill cracks in block with dryvit.
13. Unanimously approved a permit request by Carroll Clay at 54 Landing Point to replace walkways on each side of home.
14. Unanimously approved a permit request by Patrick Davies at 357 Dogwood Trail to construct a 10' x 12' pergola.
15. Unanimously approved a permit request by Edward Sarama at 91 Landing Dr. to install cleats & stairs on pier.
16. Unanimously approved a permit request by Teresa Noggle at 131 Lakeview Ridge Circle to repair rotten wood around the cupola above garage, on the deck & steps. Replace screen & trim on porch. Refinish mahogany door.
17. Unanimously approved a permit request by Timothy Taylor at 23 Poplar Point to add a new roof.

18. Unanimously approved a permit request by Debbie Pitts at 178 Blue Creek Circle to place a dumpster on the property.
19. Unanimously approved a permit request by Benjamin Haynie at 114 Hideaway Loop to screen patio.
20. Unanimously approved a permit request by Mallory Caldwell at Lot 34 Fern Brook to construct a new home.
21. Unanimously approved a permit request by Thomas Neal at 15 Laurel Ridge Circle to remove marked trees.
22. Unanimously approved a permit request by BJ Shuler at 121 Pebble Beach Lane to repair existing seawall & join this seawall with the seawall at 93 Landing Point, which BJ Shuler owns.
23. Unanimously approved a permit request by Asmaa Al-Alwan at 390 Whisperwood Dr. to repaint home.

OTHER BUSINESS:

- ARC discussed Tripp Fuller's townhomes and were in agreement with the concept as long as the setbacks were met and pending submittal of the preliminary plat for approval. Conceptually there will be 3 sets of 4 townhomes.
- ARC discussed the work that was started without a permit at 357 Dogwood Trail. ARC voted no fine to be administered to the new owners.
- ARC discussed whether a particular style of home would be approvable and decided that it would be pending submittal of an actual building permit application. The location of the conceptual home would be placed on Lot 7 Stagecoach Rd.
- ARC discussed the request to move an existing property line between Lots 3 & 4 Vista Wood. The ARC did not see an issue but this would need to go to the county and be handled through the deeds.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:15 pm.



LEE EASTMAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 20, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:57 pm. Drew Heederik, Perry Shy, Liz Bradford, Mike Knight, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Mike Knight & Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by John Anderson at 173 Mountain View Lane to place a metal roof over the existing dock.
2. Unanimously approved a permit request by Thomas Andrews at 121 Tanglewood Lane to re-roof & paint home, install gutters & existing fence.
3. Unanimously approved a permit request by R. Larry Brantley at 1540 Lakeview Ridge to replace rotten boards on retaining wall & paint.
4. Unanimously approved a permit request by Carolyn Britton at 65 Landing Point to re-stain the existing shutters.
5. Unanimously approved a permit request by June Burns at 96 Chinquapin Cove to remove marked trees.

6. Unanimously approved a permit request by Robert Carlson at 847 StillWaters Dr. to place sod, topsoil, grading & drainage lines. Add a concrete slab.
7. Unanimously approved a permit request by Anita Gardner at 58 Tree Top Lane to replace deck boards with composite & remove 4 trees.
8. Unanimously approved a permit request by Mary Ann Grau at 185 Eagle Peak # 31 to install 6 windows & 1 glass doors, add siding to enclose screen porch.
9. Unanimously approved a permit request by Tony Harvill at 27 Poplar Point to remove marked trees & replace existing rotten deck boards & steps.
10. Unanimously approved a permit request by Just Paul Properties at Lot 9 Cardinal Heights to construct a new home.
11. Unanimously approved a permit request by Steve Lasley at 33 Bambi Court to replace patio deck, re-grade, replace rotten boards on pool deck.
12. Unanimously approved a permit request by Ken Mosley at 185 Eagle Peak # 25 to add shutters, replace roof & rotten deck boards & steps.
13. Unanimously approved a permit request by McClain Reeder at Eagle Ridge Subdivision to place a subdivision development sign for Eagle Peak.
14. Unanimously approved a permit request by Don Sorensen at 60 S. Cardinal Heights to remove marked trees.
15. Unanimously approved a permit request by StillWaters Golf at 797 Moonbrook Dr. to add bays & lights to driving range, work on course, restaurant & pro shop.
16. Unanimously approved a permit request by Lee Tonsmeire at 41 Crab Apple Court to remove marked trees.

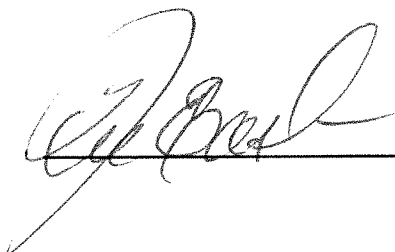
17. Unanimously approved a permit request by Karen Walker at 38 N. Turkey Trot to remove marked trees.

18. Unanimously approved a permit request by John Windham at 134 N. Cardinal Heights to remove marked trees.

OTHER BUSINESS:

- Steve Slayman at 185 Eagle Peak # 12 requested a permit to add an addition to his home. The ARC members determined a visit to the property was needed. The permit was tabled.
- ARC discussed the interpretation “good standing” as it relates to issuing permits. The ARC decided to seek legal opinion to ensure that they have been enforcing this correctly.
- ARC discussed runoff issues & residents’ complaints to the SWRA board.
- ARC discussed the non-approved roof on the home on Stagecoach Road. The permit was tabled until more information is provided.
- The ARC voted & approved StillWaters Golf to have a “Medium Project” permit. The permit consists of adding bays & lights to the driving range, working on the golf course to remove trees, repair greens & bunkers, update the restaurant & pro shop.
- The ARC voted & approved there would be no fee for Ken Mosley at 185 Eagle Peak # 25 for shutter work and other repair work on his home.
- ARC discussed the consideration of creating a formalized fine structure for the ARC.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:07 pm.





LEE EASTMAN

CHAIRMAN

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 21, 2024

CALL TO ORDER: Lee Eastman, chairman, called the special meeting to discuss approving four (4) new house permit requests from Eagle Ridge. Eagle Ridge had FedExed the request to arrive before the regular scheduled ARC meeting on 4/20/24; however, FedEx delivered the package to the wrong address, causing the package not to arrive until after the meeting. Because of this, the ARC called a special meeting to prevent an undo delay that would have cost the developer more than two weeks time.

The special meeting was called to order at 5:30 pm. Drew Heederik, Mike Knight, Lee Eastman, Mike Dean were present. Perry Shy and Liz Bradford were excused.

NEW BUILDING PERMITS:

Unanimously approved a permit request by Eagle Ridge for the four (4) submitted houses. The permit request contained all of the required documents. The house plans for Eagle Ridge development were unanimously approved at a previous meeting.

OTHER BUSINESS:

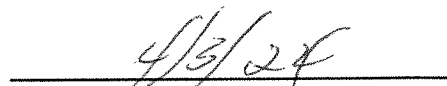
No other business was conducted.

ADJOURNMENT: Lee Eastman adjourned the meeting at 6:15 pm.



LEE EASTMAN

CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 3, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:57 pm. Drew Heederik, Perry Shy, Mike Knight, Mike Dean & Anita Gardner were present. Liz Bradford was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Drew Heederik & Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Silvia Thatcher at 192 Beaver Point to repair rotten wood & paint home. Add an estate sign April 12 thru 14.
2. Unanimously approved a permit request by Stacy Aldmyer at 620 Stagecoach Rd. to paint the home using light grey & white trim.
3. Unanimously approved a permit request by Randell Smith at 738 Fairway Ridge to add a French drain, light excavating, dirt work & drainage work.
4. Unanimously approved a permit request by Henry J. Stern at 30 Maple Leaf Lane to raise lower portion of deck to match upper portion.
5. Unanimously approved a permit request by Linnie Dortch at 80 Briarwood Point to replace rotten boards on dock & deck. Paint home using existing color.

6. Unanimously approved a permit request by Jay Young at 74 StillWaters Grove to add a 12 x 16 x 8 golf cart storage area & a wall to hide trash cans.
7. Unanimously approved a permit request by Rob Ladner at 43 Lake Vista Lane to install stone border around flower beds in front yard.
8. Unanimously approved a permit request by Bob Taffet at 110 Lunker Court to add a 5' x 10' concrete extension to driveway.
9. Unanimously approved a permit request by Tony Harvill at 27 Poplar Point to install a 10' x 24' deck addition. Stain to match existing deck.
10. Unanimously approved a permit request by Brady & Lindsey Hughes at 3 Poplar Point to remove marked trees, busted walkway & bushes. Add a flagstone path & patio.
11. Unanimously approved a permit request by Regina Bates at 39 Hideaway Dr. to screen in existing patio.
12. Unanimously approved a permit request by Alisa Sides at 61 Hideaway Dr. to replace rotten wood & gutters, sand & stain cedar wood trim & front door.
13. Unanimously approved a permit request by Chris & Michelle Crosby at 120 Hideaway Dr. to screen in front porch.
14. Unanimously approved a permit request by Amanda Walker at Lot 107 Hickory Way to amend original house plans.

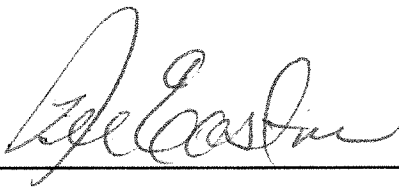
OTHER BUSINESS:

- John & Regina Windham of 134 N. Cardinal Heights were approved a permit to remove 8 large pine trees & 1 fallen tree on their property. A total of 24 trees were removed. Six of the trees were 6" in diameter or less & were approved to cut. The remaining 9 over their permit amount

received a fine in the amount of \$50.00 per tree. The ARC members voted & approved a fine of \$450.00.

- Curtis Sample of 69 Greenview Lane was approved a permit to remove an existing deck & replace with a concrete pad. Upon review of the project, it was discovered that a covered porch had been placed over the slab. The ARC members voted & approved a fine of \$250.00.
- Robert Carlson of 847 StillWaters Drive was issued a permit for extensive landscaping. The permit fee was \$250.00. Mr. Carlson asked the ARC members to reconsider the amount. The ARC members voted & approved a permit fee of \$50.00. based on written estimates provided by Mr. Carlson.
- The ARC discussed the non-approved landscaping work at 299 Magnolia Crest. The ARC members voted & approved a fine of \$100.00.
- The ARC read & discussed the attorney opinion concerning:
 - a. Good standing
 - b. Variance of setbacks
 - c. Adding county building permit language to the permit
 - d. Conflicts of interest, friends & business

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:50 pm.



LEE EASTMAN

CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 17, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 4:03 pm. Drew Heederik, Liz Bradford, Mike Knight, Mike Dean & Anita Gardner were present. Perry Shy was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Drew Heederik & Mike Knight seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Chris Pitchford at 709 Beach Island Trace to replace rotting boards on existing lakeside deck.
2. Unanimously approved a permit request by Jennifer & Colton Seals at 875 StillWaters Dr. to repair siding, rotten wood, add a new door & re-paint home.
3. Unanimously approved a permit request by Fred Weaver at 23 S. Cardinal Heights to add a new zone & 4 sprinkler heads to the existing irrigation system. Remove limbs & debris from storm, place new shrubs & pine straw.
4. Unanimously approved a permit request by John Windham at 134 N. Cardinal Heights to place sod in rear area of lot.
5. Unanimously approved a permit request by Ryan Melvin at 82 S. Turkey Trot to extend existing decking at top of keyhole dock, install boat lift, extend

width of landing in center of keyhole dock, add decking at back of right boat slip & add a storage closet. Install a jet ski ramp.

6. Unanimously approved a permit request by Ellen Sims at 29 Briarwood Point to remove existing shrubs & small trees, trench a section & fill with rock to divert the rain water back into the lake. Plant new trees & shrubs to provide a green wall between the neighbor's property.
7. Unanimously approved a permit request Tim Arnold at 207 Holly Ridge to remove existing shrubs & small trees, trench a section & fill with rock to divert the rain water back into the lake. Plant new trees & shrubs to provide a green wall between the neighbor's property.
8. Unanimously approved a permit request by Whitt Smith at 197 Holly Ridge to add a boat lift to existing dock.
9. Unanimously approved a permit request by Lindsey Hughes at 3 Poplar Point to remove existing dock & replace dock with a boat lift & a 3-foot-wide finger using composite decking, add metal roof to deck on the dock.
10. Unanimously approved a permit request by Sam & Linda Ruis at 1351 StillWaters Dr. to pressure wash home & replace rotten wood around windows & fascia with vinyl. Paint home white with black trim.
11. Unanimously approved a permit request by Nathan Pack at 1541 StillWaters Dr. to upgrade under the existing deck. Replace vinyl lattice with wood & stain to match deck.
12. Unanimously approved a permit request by June Burns at 1252 StillWaters Dr. to replace rotten wood around doors & fireplace. Replace garage doors & screened porch door, remove hot tub & debris.
13. Unanimously approved a permit request by Triple T Investments, LLC at 726 StillWaters Dr. to remodel home, add new siding & remove debris.

14. Unanimously approved a permit request by Jackie Graham at 157 Prestwick Dr. to add a flagstone patio & sidewalk to back of the home.
15. Unanimously approved a permit request by Kelly Yates at 46 River Birch Trail to add stairs to the back deck, fence around the A/C unit, add slates under deck, place tongue n groove ceiling on front & back porches. Add a metal roof over wood pile.
16. Unanimously approved a permit request by Kelly Yates at 43 River Birch Trail to add a small deck for trash can & replace rotting stair rails on steps.
17. Unanimously approved a permit request by Clay Carroll at 54 Landing Point to re-paint home using the same color. Replace 6 telephone post with 8 x 8 cedar post with wrapped trim. Also replace telephone post/wire wood guard rail with a wire rail system.
18. Unanimously approved a permit request by Drew Heederik at 879 Lakeview Ridge to repair rot spot & re-sand & re-paint back door.
19. Unanimously approved a permit request by Terry & Sally Gantt at 101 Pebble Beach Ln. to replace Hardi Plank & other materials needed to repair the chimney.

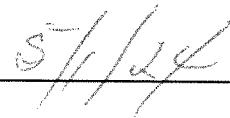
OTHER BUSINESS:

- The ARC members discussed the new Notice of Approval letter. The members voted & approved using the approval letter to notify owners of their permit request status. (See attached)
- The ARC members discussed adjustments to the 1st page of the permit application form. The members voted & approved including this notice to the application. (See attached)
- The ARC members discussed holding an executive session when a fine is being placed on an owner's account & a guest is in attendance. The members voted & approved an executive session is necessary.

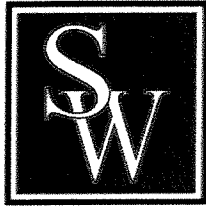
ADJOURNMENT: Lee Eastman adjourned the meeting at 4:57 pm.



LEE EASTMAN CHAIRMAN



DATE



StillWaters Residential Association
1816 Stillwaters Drive
Dadeville, AL 36853
Email: associate.manager@stillwatersra.com
Ph.: (256) 825-2990 Fax: (256) 825-2991

Date: 4/4/24

To: John Doe
BR 549
Dadeville, AL 36853

NOTICE OF APPROVAL

Re: Replacement of.....

Dear John,

Please allow this letter to serve as notification that your Permit Application has been approved by the StillWaters ARC. Specifically, you are approved to proceed with the following:

"Replacement of....."

You may proceed with this project provided that all work is performed in accordance with your governing documents, any and all permits are secured, and applicable building codes and ordinances are adhered to in relation to this project. You have up to days from the date of this letter to have the approved work completed. Should you need an extension, or will not have the project completed within this timeframe, please contact the Associate Community Association Manager.

We appreciate your efforts in maintaining the integrity and beauty of the community.

Sincerely,

SWRA Architectural Committee
StillWaters Residential Association



Stillwaters Residential Association

Building Permit Application

Stillwaters Residential Association, Inc.

1816 Stillwaters Dr, Dadeville, Al 36853

Phone 256-825-2990 Fax 256-825-2991

Email info@stillwatersra.com

Notice

The StillWaters Architectural Committee (ARC) approves building permits in accordance with the StillWaters 1987 Covenants and Exhibit "B" of the Covenants. In addition to SWRA ARC approval your permit may need Alabama Power and/or Tallapoosa County approval. The ARC does not approve or inspect for compliance with Southern Building Codes, Tallapoosa County Building Codes, or Alabama Power requirements.

- Failure to obtain required permits from Alabama Power or Tallapoosa County may result in fines and/or the removal of any unapproved structures.
- The StillWaters Residential Association nor the Architectural Committee can be held responsible for your negligence in obtaining required permits and following State and/or County regulations.

If your permit request requires Alabama Power approval, Alabama Power will not approve it until they receive a letter from SWRA that the ARC has approved the permit.

If your permit request requires a Tallapoosa County building permit in addition to the SWRA permit it is your responsibility to contact Tallapoosa County Building Department located in the Tallapoosa County Courthouse, at 125 N Broadnax Street, Dadeville, Alabama, Room 12.
<https://tallaco.com/content.asp?formid=1504&id=80527>

Submitting your building application.

The Architectural Committee (ARC) meets the 1st and 3rd Wednesday of each month. Owners requesting a building permit must be in "Good Standing" with the Association (no outstanding fees or fines) for building permit requests to be considered. All requests for building permits and the required documentation must be received no later than the close of business on the day preceding the next meeting date to be considered at that meeting. Applications received after the deadline will be considered at the following meeting.

I have read the above notice and understand it is my responsibility to contact either of Alabama Power or Tallapoosa County to ensure I am in compliance with their requirements.

Printed Name	Signature	Date

ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 1, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:57 pm. Perry Shy, Liz Bradford, Mike Knight, Mike Dean & Anita Gardner were present. Drew Heederik was excused.

GUEST OF THE ARC: Regina Windham & Russell Bedingfield

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Liz Bradford & Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by David Harrell at 121 Magnolia Crest to remodel the home & remove trees to expand the driveway, add a garage, change the siding, add a front porch.
2. Unanimously approved a permit request by William Vargo at 7 S. Cardinal Heights to replace deck boards & recoat with cedar color coating.
3. Unanimously approved a permit request by Jacquie Johnson at 187 Myrtle Dr. to paint the existing shutters.
4. Unanimously approved a permit request by James & Brucile Peoples at 201 Dogwood Trail to remove marked trees.
5. Unanimously approved a permit request by James Martin at 316 Hickory Way to replace the existing roof.
6. Unanimously approved a permit request by June Burns at 1252 StillWaters Dr. to add a fence to the back yard.

7. Unanimously approved a permit request by Lavon Fuqua at 258 Whisperwood Dr. to install a fence in the back yard.
8. Unanimously approved a permit request Sunset Point Phase 3 at 191 & 197 Sunset Point Dr. to replace the covers on the gutters at bldg. 400 & 500.
9. Unanimously approved a permit request by Laura Yancey at 137 Landing Dr. to stain the existing shutters.
10. Unanimously approved a permit request by Jay & Sally Young at 74 StillWaters Grove to add a fence to hide the garbage cans.

OTHER BUSINESS:

- ARC members discussed work that was done without a building permit for which the owner was appealing the fine that was issued. The ARC voted to uphold the fine of \$100.00 to Cleav Peavy at 299 Magnolia Crest.
- Regina Windham of 134 N. Cardinal Heights received a fine for removing trees from her property that were not included in the building permit issued. She would like to receive documentation to verify the fine. The ARC voted & approved issuing the documentation needed to verify the fine.
- Russell Bedingfield of 243 Cardinal Heights attended the ARC meeting to have a better understanding of the covenants within StillWaters. Mr. Bedingfield owns a lawn service & wanted to make sure he was following the covenants in which his clients reside.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:05 pm.


LEE EASTMAN CHAIRMAN


DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 15, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:59 pm. Drew Heederik, Perry Shy, Liz Bradford, Mike Knight, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Liz Bradford & Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Randall Peterson at 264 Cardinal Heights to add a 180-foot fence to property.
2. Unanimously approved a permit request by Hans van den Brink at 354 Cardinal Heights to repair the deck & enclose 400 square feet to living space. Enclose staircase to living space & add folding doors & new windows.
3. Unanimously approved a permit request by Charles & Nancy Eldridge at 435 Holly Ridge to remove marked trees. Also, remove the existing driveway & brick wall. Regrade & widen driveway & build a stone retaining wall.
4. Unanimously approved a permit request by Mary Nielsen at 603 Dogwood Trail to replace rotten boards on deck & siding on house.
5. Unanimously approved a permit request by John Alexander at 78 Red Bird Lane to add gutters over the front door area & back of house. Add a gable bracket on the back of house to match bracket on screen porch.

6. Unanimously approved a permit request by Kyle & Kathryn Braund at 1476 Lakeview Ridge to remove marked trees & limbs.
7. Unanimously approved a permit request by David Harrell at 121 Magnolia Crest to remove marked trees.
8. Unanimously approved a permit request James F. Henderson at 181 Mountain View Lane to replace rotten wood on deck with composite.
9. Unanimously approved a permit request by Ned Nyman at 102 Restful Cove to remove tree that fell on home, repair deck, screen porch, roof & interior damage.
10. Unanimously approved a permit request by Sam & Linda Ruis at 1351 StillWaters Dr. to replace gutters.
11. Unanimously approved a permit request by June Burns at 1252 StillWaters Dr. to remove marked trees.
12. Unanimously approved a permit request by Wendell Adcock at 45 Fern Ridge Dr. to add an inground pool & a fence.
13. Unanimously approved a permit request by Golf Colony Condominiums at 741 Lakeview Ridge to replace the dumpster enclosure.
14. Unanimously approved a permit request by Judith Jager at 29 Hideaway Dr. to add flagstone to the front porch.
15. Unanimously approved a permit request by Michelle McCormick at 76 River Birch Trail to an enclosure for the air conditioner & garbage can.

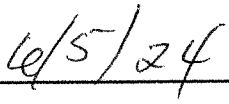
OTHER BUSINESS:

- The ARC members discussed the Standard Operating Procedures & approved them as written thus far.
- The ARC members discussed the ruling from Michael Odem, attorney for SWRA, concerning the need for a permit for '71 & '74 covenant owners.
- The ARC members discussed the Eagle Ridge Subdivision. Lake Martin Builders Group is purchasing 20 lots & submitted a conceptual rendering for approval by the ARC. The ARC reviewed & approved the concept with one exception. One home did not meet the 1500 square footage required.

ADJOURNMENT: Lee Eastman adjourned the meeting at 4:50 pm.



LEE EASTMAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 5, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 3:33 pm. Drew Heederik, Perry Shy, Mike Knight, Mike Dean & Anita Gardner were present. Liz Bradford was excused.

GUEST OF THE ARC: Clay Carroll & Debbie Carswell

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Perry Shy & Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

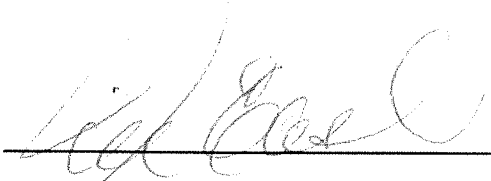
1. Unanimously approved a permit request by David Crenshaw at 1834 Moonbrook Dr. to add a 9' x 12' flagstone patio to rear of home.
2. Unanimously approved a permit request by William Phillips at 457 Whisperwood Dr. to construct a carport to the left side of driveway.
3. Unanimously approved a permit request by Kathleen & Charles Baatz at 240 Beaver Point to replace the roof.
4. Unanimously approved a permit request by Phinehas Barnes III at 238 Blue Creek Circle to landscape around the sunroom.
5. Unanimously approved a permit request by Susan Tittle at 509 Vista Wood Dr. to replace top boards on deck, rotten boards around windows & re-paint.

6. Unanimously approved a permit request by Robert & Debbie Carswell at 156 Moonbrook Dr. to remove a dead tree & place an 8' x 12' shed on concrete pad. Shed will match the exterior of the home.
7. Unanimously approved a permit request by Tommy & Cherie Stephenson at 156 Holly Ridge to replace rotten boards on the patio & stain the same color.
8. Unanimously approved a permit request by Jim Lloyd at 65 Briarwood Point to demolish existing home & construct a new home.
9. Unanimously approved a permit request by Evan Cotton at 161 Magnolia Crest to power wash home, replace any rotten boards & paint exterior using the same color.
10. Unanimously approved a permit request by Russell Black at 36 Palmer Dr. to place a dumpster on property while remodeling bathroom.
11. Unanimously approved a permit request by Richard Burke at 236 StillWaters Dr. to paint the metal roof & exterior of home.
12. Unanimously approved a permit request by Paul Smith at 23 Poplar Point to replace 2 exterior doors.
13. Unanimously approved a permit request by Butch Myers at 49 Poplar Point to paint enclosure wall under the deck & perimeter dock boards.
14. Unanimously approved a permit request by Jim Higdon at 50 Poplar Point to repair damage to gable with Hardy board & stain to match existing color.
15. Unanimously approved a permit request by Charles Kossen at 342 Sunset Point Dr. to add stair railings to the back porch.
16. Unanimously approved a permit request by Clarence Carter at 73 Maple Lane to replace the existing roof.

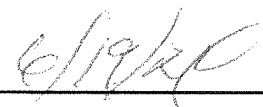
17. Unanimously approved a permit request by John Christian at 109 Oakwood Lane to paint the exterior of the home.
18. Unanimously approved a permit request by Bill Kelley at 73 Vista Wood Dr. to place gutters on the front & back of home. Add a shed roof to the front parking area.
19. Unanimously approved a permit request by June Burns at 184 Stagecoach Rd. to paint the exterior of the home, stain & seal back deck & replace rotten siding on the back of the home.
20. Unanimously approved a permit request by June Burns at 1252 StillWaters Dr. to replace the existing roof.
21. Unanimously approved a permit request by Thomas Parks at 17 Tanglewood Lane to replace damaged roof shingles.
22. Unanimously approved a permit request by Thomas Andrews at 121 Tanglewood Lane to remove marked trees & cut the canopy blocking the water view.
23. Unanimously approved a permit request by Bruce Paterson at 248 Sunset Point Dr. to install a boat lift & add an apron on the front of dock.
24. Unanimously approved a permit request by Lake Martin Land Co. at Lot 1 The Landing (9 landing Point) to construct a new home.
25. Unanimously approved a permit request by Henry Armstrong at 66 Landing Point to add 12 feet to the driveway & widen the drive by 2 feet. Also, move the irrigation lines.
26. Unanimously approved a permit request by McIntyre-Poets Inc. at Lot 6 River Birch Cottages to construct a new home.

- OTHER BUSINESS: Clay Carroll attended the meeting and participated in an interview with the ARC. Clay has served on several ARC's and has construction knowledge. The ARC is going to recommend that Clay be appointed by the board to serve on the ARC.
- Debbie Carswell attended the ARC meeting to discuss the permit request for placing an 8' x 12' shed on her property. The ARC explained that the shed must be of the same construction as the home.
- The ARC approved the new Standard Operating Procedure (SOP)
- The fine structure was tabled until the next meeting due to the high number of permit applications.
- The ARC finalized the letter to be sent to the owners in the 1971, 1974 and Waters Edge covenants regarding falling under the jurisdiction of the ARC.

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:00 pm.



LEE EASTMAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 19, 2024

CALL TO ORDER: Lee Eastman, chairman, called the meeting to order at 4:00 pm. Drew Heederik, Perry Shy, Mike Knight, Mike Dean & Liz Bradford were present. Anita Gardner was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Lee Eastman. Perry Shy & Drew Heederik seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Amanda Thomas at 456 Stagecoach Rd. to install a 12 x 16 storage building on a slab, install sod & a Japanese Maple tree.
2. Unanimously approved a permit request by Clay Carroll at 54 Landing Point to install additional gutters.
3. Unanimously approved a permit request by Kyle Long at 1334 Moonbrook Dr. to remove marked trees.
4. Unanimously approved a permit request by Mike & Debra Knight at 335 Dogwood Trail to re-paint the existing deck.

5. Unanimously approved a permit request by Asmaa Al-Alwan at 390 Whisperwood Dr. to replace the rotten boards on the dock & repair lights on the walkway.
6. Unanimously approved a permit request by Emily Edgar at 45 Lakeview Ridge Circle to extend the existing deck, add a fireplace, stairs, garage doors & a flagstone walkway.
7. Unanimously approved a permit request by Darren & Karol Woodling at 321 Holly Ridge to reconfigure the existing dock.
8. Unanimously approved a permit request by Pedro Leroux at 10 Landing Dr. to add a new plant bed.
9. Unanimously approved a permit request by William Jones at 185 Eagle Peak #16 to repair railings, paint deck & enclosure.
10. Unanimously approved a permit request by David Thompson at 469 Lakeview Ridge to re-paint the home using the same color.
11. Unanimously approved a permit request by Beth Herren at 326 Cardinal Heights to remove damaged trees & a tree close to the house.

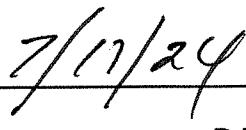
OTHER BUSINESS:

- The ARC would like to announce the newest member, Clay Carroll.
Welcome aboard Clay!!

ADJOURNMENT: Lee Eastman adjourned the meeting at 5:00 pm.



LEE EASTMAN CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

July 17, 2024

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:56 pm. Perry Shy, Liz Bradford, Mike Knight, Clay Carroll, Lee Eastman, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Liz Bradford & Mike Knight seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Shoanna Woodham at 478 Vista Wood Dr. to replace the existing roof.
2. Unanimously approved a permit request by Diane Miller at 350 Moonbrook Dr. #103 to add a 4-foot aluminum fence to the back yard.
3. Unanimously approved a permit request by Lee Eastman at 38 StillWaters Point to replace 2 doors, repair a window all rotten wood. Also, paint all decks, rails & a pony wall.
4. Unanimously approved a permit request by Corey Williams at 341 Fern Brook Dr. to add landscape plantings, clean up scrub brush & add pine straw.
5. Unanimously approved a permit request by Judy Schonberger at 239 Tanglewood Lane to remove marked trees.

6. Unanimously approved a permit request by Tom Dyne at 218 Tanglewood Lane to remove marked trees.
7. Unanimously approved a permit request by William Sawyer at 546 Whisperwood Dr. to replace current pipe under drive & re-shape drive to control water flow.
8. Unanimously approved a permit request by Jim Sleeman at 424 Whisperwood Dr. to frame deck to be one level & covered. Stain to match existing. Place dumpster on property.
9. Unanimously approved a permit request by Keely Beasecker at 200 Whisperwood Dr. to re-paint dock, repair trim paint, paint porch wall.
10. Unanimously approved a permit request by Bryan Hall at 192 Whisperwood Dr. to remove marked trees.
11. Unanimously approved a permit request by Kelly & Darin Nesbit at 158 Whisperwood Dr. to replace rotten decking in the back yard.
12. Unanimously approved a permit request by Ben Baker at 166 Hideaway Dr. to plant 5-6 trees on the side of the home.
13. Unanimously approved a permit request by Mike Dean at 160 Hideaway Dr. to plant 43 Junipers to the side of home, extend irrigation to same side.
14. Unanimously approved a permit request by Craig Drum at 154 Hideaway Dr. to add 200 plants to stabilize hill on side of home, add sprinkler & a trench trough.
15. Unanimously approved a permit request by Lee Eastman at 38 StillWaters Point to replace joist on deck.

OTHER BUSINESS:

- Jay Young at 60 Landing Point submitted a request for a building permit to install stone stairs from the lower patio to the dock. This permit request was tabled until The Landing HOA approves this work.
- Reminders will be sent to The Landing at Harbor Point & Eagle Ridge subdivision builders, reminding that all work outside of the original permit must be permitted.
- Amanda Walker is building a home at Lot 107 Hickory Way. She submitted new plans to add a detached garage. ARC members voted & approved this addition to the original permit.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:00 pm.


DREW HEEDERIK CHAIRMAN

08-07-2025
DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

August 7, 2024

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:41pm. Perry Shy, Mike Knight, Clay Carroll, Mike Dean, Anita Gardner & Jessica Foreman were present. Liz Bradford was excused.

GUEST OF THE ARC: John & Tracy Robbins & Sam & Donna Chapman

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Perry Shy & Clay Carroll seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Bruce Berthon at 202 Blue Creek Circle to replace the existing boat house.
2. Unanimously approved a permit request by Charlotte Klenke at 52 Lake Vista Lane to remove marked trees.
3. Unanimously approved a permit request by Kelly Hooten at 229 Stagecoach Rd. to construct a new home.
4. Unanimously approved a permit request by John Eagan at 337 Hickory Way to repair storm damage to roof & gutters. Repair septic tank.
5. Unanimously approved a permit request by Jay Hawkins at 694 Fairway Ridge to landscape and add stone to the post on the front porch.
6. Unanimously approved a permit request by Joe Davis at 29 Quail Walk to paint the house & deck the same color.

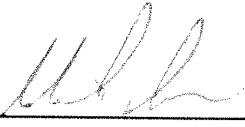
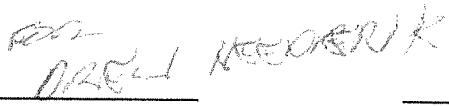
7. Unanimously approved a permit request by Larry Birdwell at 188 Fern Ridge Lane to replace the railing on the front porch.
8. Unanimously approved a permit request by Christopher Martin at 50 Turkey Trot to repair roof.
9. Unanimously approved a permit request by Cynthia Cuppernell at 350 Moonbrook Drive # 101 to add new windows & doors frame under deck.
10. Unanimously approved a permit request by Cecile Budimier at 100 Lunker Court to replace all windows and 2 rear doors.
11. Unanimously approved a permit request by Helen Neal at 1515 Lakeview Ridge to Add a boat house.
12. Unanimously approved a permit request by Charles Lehman at 285 Holly Ridge to Add Eze Breeze windows to screen porch
13. Unanimously approved a permit request by Harry & Sue Hooper at 10 Poplar Point to Replace Rotten boards on dock.
14. Unanimously approved a permit request by Joseph Antonie at Lot 24 Dogwood Lane to Build New Home.
15. Unanimously approved a permit request by Herbert Kesler at 36 Pinecone Lane to repair water damage.
16. Unanimously approved a permit request by Rob Ladner at 43 Lake Vista Lane to replace the floating dock with a permanent dock.
17. Unanimously approved a permit request by June Burns at 96 Chinquapin Cove to Add to existing home.
18. Unanimously approved a permit request by Austin White at 87 Bent Hickory Lane to remove marked trees.

19. Unanimously approved a permit request by Thomas Neal at 15 Laurel Ridge Circle to remove marked trees.
20. Unanimously approved a permit request by Drew Cunningham at Lot 13 Stillwaters Drive to build a new home.
21. Unanimously approved a permit request by Andy Freeman at 28 Landing Drive to add addition to patio for outdoor kitchen.
22. Unanimously approved a permit request by Heather Fox at 669 Vista Wood Drive to relocate sewer field lines.

OTHER BUSINESS:

- John & Tracy Robbins of 28 Marina Point Rd. visited the ARC with a concern about the runoff from the lot next to theirs. This lot has been cleared to build a home. The Robbins have lost pea gravel from the runoff as well as having red mud & silt deposited in their yard. Mr. Robbins has cleaned up the debris from the runoff as much as possible. Mr. Robbins asked if the Board of Directors of StillWaters environmentally visits a lot before any clearing is done. He also wanted to know what is in place to resolve the problem. The ARC explained the ADEM regulations for erosion controls and explained that complaints should be directed to ADEM since they have jurisdiction over erosion. The Robbins have involved an attorney which elevates the situation to a level above the ARC.
- Sam & Donna Chapman of 11 Poplar Point contested the property lines at Poplar Point Villas. Mr. Chapman stated there is an easement on every property at Poplar Point. Mr. Chapman stated the fence his neighbor constructed is on his property & it should not go all the way to the seawall. The ARC stated the property goes all the way to the seawall, & there is no easement for the owner. Alabama Power has confirmed that they do not own the property, nor do they have an easement. Mr. Chapman threatened to remove the fence himself.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:35 pm.

<u></u>	<u></u>	<u></u>
DREW HEEDERIK	CHAIRMAN	DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

AUGUST 21, 2024

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 4:00 pm. Perry Shy, Mike Knight, Clay Carroll & Jessica Foreman were present. Liz Bradford, Drew Heederik & Anita Gardner were excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Perry Shy & Mike Knight seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed and their progress was updated.

NEW BUILDING PERMITS:

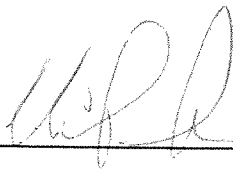
1. Unanimously approved a permit request by Regina Bates at 39 Hideaway Dr. to add flagstone to the front & back porch.
2. Unanimously approved a permit request by Thelon Hamby at 283 Lakeview Ridge to remove marked trees.
3. Unanimously approved a permit request by Brett Dupris at 1274 Lakeview Ridge to paint & repair post & stairs on deck.
4. Unanimously approved a permit request by Norma Reams at 11 Pineview Lane to remove dirt & rock to repair plumbing issues.
5. Unanimously approved a permit request by Joshua Belgard at 185 Eagle Peak Circle Unit 11 to remove marked trees.
6. Unanimously approved a permit request by Virginia Stern at 9 Poplar Point to rebuild chimney case & repair shingles.

7. Unanimously approved a permit request by Brad Dismukes at 34 N. Cardinal Heights to remove trees & shrubs.
8. Unanimously approved a permit request by Brian Truitt at 769 Beach Island Trace to add a cover over deck.
9. Unanimously approved a permit request by Judy Thrasher at 35 Moonbrook Lane Unit 3B to replace rotten wood on the staircase & chimney.

OTHER BUSINESS:

- The ARC discussed the possibility of issuing a fine to the owner at 11 Poplar Point for removing a fence without ARC approval. The ARC decided to wait to see what the outcome of the title search reveals.
- Permit 2024-146 was cancelled per the owner's request.

ADJOURNMENT: Mike Dean adjourned the meeting at 4:43 pm.



MIKE DEAN ACTING CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 18, 2024

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 3:58 pm. Perry Shy, Liz Bradford, Mike Knight, Clay Carroll & Anita Gardner were present. Drew Heederik was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Clay Carroll & Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Clinton Shane Davis at 55 S. Turkey Trot to grade the lot for future access to boathouse.
2. Unanimously approved a permit request by Jason Meadows at 68 Hideaway Loop to paint the doors & porch ceiling.
3. Unanimously approved a permit request by Lisa Davis at 106 Hickory Way to remove marked trees.
4. Unanimously approved a permit request by Lee Eastman at 38 StillWaters Point to repair water leak.
5. Unanimously approved a permit request by TAG Investments at 292 Knollwood Dr. to add a fence to the back yard & screen porch on the rear of home.

6. Unanimously approved a permit request by Jackie Wesson at 880 StillWaters Dr. to replace roof.
7. Unanimously approved a permit request by Asma Alwan at 390 Whisperwood Dr. to place railings on the front porch to match the back deck.
8. Unanimously approved a permit request by Charles Kossen at 342 Sunset Point Dr. to install a generator & transfer switch.
9. Unanimously approved a permit request by Richard Burke at 236 StillWaters Dr. to add a shed to the yard & a concrete pad.
10. Unanimously approved a permit request by Will Henderson at 476 Bach Island Trace to construct a driveway to the guest house & add a new front door to the house.
11. Unanimously approved a permit request by Rothel Moody at 34 Landing Point to add 3 feet of concrete to left side of parking area, & 11 feet of concrete to the right side of the parking area.
12. Unanimously approved a permit request by Melissa Darden at 17 Tanglewood Lane to repair the seawall.
13. Unanimously approved a permit request by Richard Nan Chambliss at 337 Hickory Way to add mulch to 3 lots.
14. Unanimously approved a permit request by Joel Link at 683 Fairway Ridge to remove marked trees.
15. Unanimously approved a permit request by Russ Campbell at 48 Poplar Point to re-surface the existing dock.
16. Unanimously approved a permit request by Fred Weaver at 23 S. Cardinal Heights to remove dead tree.

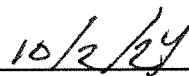
17. Unanimously approved a permit request by Randy Hallman at 3 Eagle Peak Circle to paint exterior & rebuild decks on front & rear of home. Add a new roof.
18. Unanimously approved a permit request by Bill & Cathy McColl at 499 Holly Ridge to remove marked trees.
19. Unanimously approved a permit request by Thomas Roberts at 2 Eagle Peak Circle to replace the roof.
20. Unanimously approved a permit request by Charlotte Klenke at 52 Lake Vista Lane to remove all border trees & shrubs on the right side of the home.

OTHER BUSINESS:

ADJOURNMENT: Mike Dean adjourned the meeting at 4:49 pm.



MIKE DEAN ACTING CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 2, 2024

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 4:06 pm. Perry Shy, Liz Bradford, Mike Knight, Clay Carroll & Anita Gardner were present. Drew Heederik was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Mike Knight & Clay Carroll seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

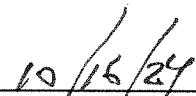
1. Unanimously approved a permit request by Cleav Peavy at 61 Lake Vista Lane to connect natural gas to the home & install a tankless water heater.
2. Unanimously approved a permit request by Martha Pulliam at 316 Hickory Way to paint the front door & install river rock/pebble stone at the mailbox.
3. Unanimously approved a permit request by Asma Alwan at 390 Whisperwood Dr. to place tiles at front door to match the existing tiles.
4. Unanimously approved a permit request by Bruce & Julie Berthon at 202 Blue Creek Circle to remove marked trees & trim branches.
5. Unanimously approved a permit request by Jan & Rick Sommers at 100 Harbor Place # 312 to place a dumpster on the property.
6. Unanimously approved a permit request by Brad Dismukes at 34 N. Cardinal Heights to expand the driveway & resurface the existing driveway.

OTHER BUSINESS:

ADJOURNMENT: Mike Dean adjourned the meeting at 4:50 pm.

A handwritten signature in dark ink, appearing to read 'Mike Dean', is written over a horizontal line.

MIKE DEAN ACTING CHAIRMAN

A handwritten date '10/16/24' is written over a horizontal line.

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 16, 2024

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:56 pm. Perry Shy, Mike Knight, Mike Dean & Anita Gardner were present. Liz Bradford & Clay Carroll were excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Mike Knight & Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Paul Hurley at 33 Lakeview Ridge Circle to place a dumpster on the property.
2. Unanimously approved a permit request by Jay Young at 74 StillWaters Grove to replace the existing dock with a covered boat dock.
3. Unanimously approved a permit request by Thelon & Pat Hamby at 283 Lakeview Ridge Circle to add a platform for a hot tub, add steps & railings & configure steps on the left side.
4. Unanimously approved a permit request by David Brown at 136 Hideaway Dr. to install gutters on front & side of home.
5. Unanimously approved a permit request by Shawn Goodrich at 58 Waverly Run to expand the existing landscape in front yard.

6. Unanimously approved a permit request by Christopher Martin at 50 Turkey Trot to replace the lattice around deck & stain & seal the deck.
7. Unanimously approved a permit request by Ashley Bushong at 705 Stagecoach Rd. to add a linear pool with concrete apron.
8. Unanimously approved a permit request by Villas on the Harbor at 100 Harbor Place to place a dumpster at Bldg. 400.
9. Unanimously approved a permit request by Jacqueline Johnson at 187 Myrtle Dr. to remove existing decking & replace it with composite.
10. Unanimously approved a permit request by Debra Nigh at 275 Lakeview Ridge Circle to replace existing roof.

OTHER BUSINESS:

- Carol Sellers at 135 Deer Hollow Trail added an irrigation system to her property. She replaced the existing roof. These projects were done without securing a building permit. The ARC members voted and approved a fine of \$50.00, which is the cost of the permit.
- M.R. Taffet at 110 Lunker Court placed a whole home generator & a propane tank on his property without securing a building permit. The ARC members voted and approved a fine of \$250.00, which is the cost of the permit.

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:32 pm.

Drew Heederik

DREW HEEDERIK CHAIRMAN

11-06-24

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

November 6, 2024

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:55 pm. Mike Knight, Clay Carroll, Mike Dean & Anita Gardner were present. Perry Shy & Liz Bradford were excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Clay Carroll & Mike Knight seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Carol Sellers at 135 Deer Hollow Trail to remove marked trees.
2. Unanimously approved a permit request by Joann Ohmsieder at 212 Holly Ridge to remove marked trees.
3. Unanimously approved a permit request by Jeanee Snowden at 510 Beach Island Trace to add a fence with a gate for safety as well as curb appeal.
4. Unanimously approved a permit request by Troy Godwin at 96 Big Buck Lane to construct a new home.
5. Unanimously approved a permit request by Larry & Nancy Hatcher at 25 Red Bird Lane to add a 14' x 16' deck adjoining the screened porch.
6. Unanimously approved a permit request by Judith Jager at 29 Hideaway Dr. to add additional space & screens to patio.

7. Unanimously approved a permit request by Robert Parker at 710 Whisperwood Dr. to add a flagstone patio & walkway, metal fence & wood fence to hide propane tank.
8. Unanimously approved a permit request by Drew Cunningham at 108 Wind Wood Dr. to construct a new home.
9. Unanimously approved a permit request by John Clements at 475 Stagecoach Rd. to repaint front porch.
10. Unanimously approved a permit request by James Edwards at 117 Restful Cove to add an apron to driveway, lattice work & trim work.
11. Unanimously approved a permit request by J.P. Sawyer at 90 Landing Point to repair stone steps & walkway to dock. Remove marked trees.
12. Unanimously approved a permit request by Matt McIntyre at Lot 31 River Birch Trail to construct a new home.
13. Unanimously approved a permit request by Bill & Donna Vargo at 7 S. Cardinal Heights to coat & seal the driveway. Replace railroad tie steps with cinder block & flagstone.
14. Unanimously approved a permit request by Clev Peavy at 61 Lake Vista Lane to remove floating dock & replace with fixed roofed deck.
15. Unanimously approved a permit request by Yulia Petukhova at 305 Sunset Point Dr. to cut through walkway & sea wall to extend sump pump pipe.
16. Unanimously approved a permit request by James Whitaker at 50 Maple Leaf to remove dock, add walkway, covered boat slip & sitting area.
17. Unanimously approved a permit request by Brett Maddux at 67 Magnolia Crest to place a dumpster on property.

OTHER BUSINESS:

- Lake Martin Land Co. LLC was in violation of Exhibit B Item K Workdays Sub Line Item 1. As a result of the permit violation, the ARC members voted & approved a fine of \$500.
- Lake Martin Land Co. LLC was in violation of Exhibit B Item U Environmental Control Sub Line Item 3. As a result of the permit violation, the ARC members voted & approved a fine of \$500.
- Aleem Gillani of 214 Blue Creek Circle submitted proposed plans for a detached carport. The ARC members reviewed the plans & voted to approve the proposed plans.

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:55 pm.


DREW HEEDERIK CHAIRMAN

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

November 20, 2024

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:55 pm. Mike Knight, Clay Carroll, Perry Shy, Liz Bradford, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Perry Shy & Liz Bradford seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by William & Stephanie Adcock at 292 Knollwood Dr. to add a concrete pad & a 10 x 12 shed. Add a 12 x 39 parking pad.
2. Unanimously approved a permit request by Jason Grant at 183 Stagecoach Rd. to add a 1 x 16 shed to rear of property.
3. Unanimously approved a permit request by Emily Edgar at 45 Lakeview Ridge Circle to paint the exterior of the home.
4. Unanimously approved a permit request by Edmund Williams at 1011 Lakeview Ridge to paint the exterior of the home.
5. Unanimously approved a permit request by Joel Raines at 283 Sunset Point Dr. to repair a water leak between the meter & the house.

6. Unanimously approved a permit request by Aleem Gillani at 214 Blue Creek Circle to add a carport, relocate trees & add water management drains.
7. Unanimously approved a permit request by Chris & Ann Carleton at 71 Fern Brook Ct. to construct a new home.
8. Unanimously approved a permit request by Michael Mills at 434 Fern Brook Dr. to enclose the garage, add exterior with a stoop, add an exterior 6 x 6 closet & 28 x 18 carport.
9. Unanimously approved a permit request by Barbara Calhoun at 95 Magnolia Crest to replace rotten boards on existing dock & add an Alabama Power light.
10. Unanimously approved a permit request by Paul Messer at 10 Landing Point to add a metal handrail on the steps leading to the house from the parking pad.
11. Unanimously approved a permit request by Marcia Spicer at 74 Chinquapin Pass to place a dumpster on property, remove existing shed & remove marked trees.
12. Unanimously approved a permit request by Keith & Melinda Davis at 82 Eastwood Ln. to remove marked trees.

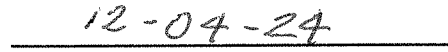
OTHER BUSINESS:

- Brian Horton at 587 Lakeview Ridge submitted a permit to add a black aluminum fence to the yard. The permit has been tabled until more information is available.
- Pam Mashburn submitted a permit to add a single covered boat slip to the property. The permit has been tabled until more information is available.

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:50 pm.

A handwritten signature in cursive script, appearing to read "Drew Heederik", is written over a horizontal line.

DREW HEEDERIK CHAIRMAN

A handwritten date "12-04-24" is written over a horizontal line.

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

December 4, 2024

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:50 pm. Mike Knight, Clay Carroll, Perry Shy, Mike Dean & Anita Gardner were present. Liz Bradford was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Clay Carroll & Perry Shy seconded the motion. The minutes were approved.

EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Drew Cunningham at 154 Hickory Way (Lot 154 Vista Wood) to construct a new home.
2. Unanimously approved a permit request by Robert Dennis at 8 Poplar Point to install seamless gutters to home.
3. Unanimously approved a permit request by Harry & Sue Hooper at 10 Poplar Point to rebuild a fence that was approved in February 2024.
4. Unanimously approved a permit request by Sunset Point Three Condominium Association at 197 Sunset Point Dr. Unit 432 to replace windows & 2 patio doors.
5. Unanimously approved a permit request by Sunset Point Three Condominium Association at 197 Sunset Point Dr. Bldgs. 400 & 500 to remove the wrap from the supports & replace with treated wood & paint white.

6. Unanimously approved a permit request by Aleem Gillani at 214 Blue Creek Circle to add a garage in place of the proposed carport. The previous permit was issued November 20, 2024.
7. Unanimously approved a permit request by Robert Duffield at 336 Dogwood Trail to remove marked trees.
8. Unanimously approved a permit request by Brian Horton at 587 Lakeview Ridge to add a black aluminum fence to the property.
9. Unanimously approved a permit request by Pam Mashburn at 60 Brookwood Ln. to add a single covered boat slip.

OTHER BUSINESS:

- Sue Hooper at 10 Poplar Point asked the ARC for advice in rebuilding the fence that was approved in February 2024 & removed by her neighbor. The ARC advised that the fence have a gate, a minimum of 36 inches, be lockable & not located on the property line.
- Charles Ryan at 18 Hart Lane is using a tent to cover his golf cart. The ARC members discussed & voted to send a letter of notification stating the covenants rules.

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:45 pm.



DREW HEEDERIK CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

December 18, 2024

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 4:07 pm. Mike Knight, Clay Carroll, Perry Shy, Mike Dean & Anita Gardner were present. Liz Bradford was excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Perry Shy & Mike Knight seconded the motion. The minutes were approved.

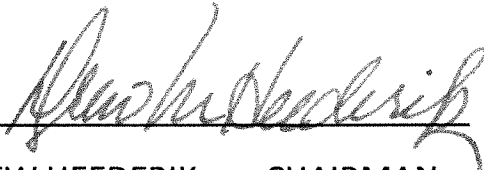
EXISTING BUILDING PROJECTS: Existing building projects were discussed, and their progress was updated.

NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Thomas Jacobus at 1348/ Lakeview Ridge to repair/replace the stairs on the lakeside of home. Also, replace lattice panels with Hardy Plank. Paint using existing colors.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:06 pm.


DREW HEEDERIK CHAIRMAN

01-08-25
DATE

