

ARCHITECTURAL REVIEW COMMITTEE MINUTES

January 8, 2025

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: Tommy Stephenson, Susan Harrelson & Foster Development, Inc.

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 Renee Bennett at 272 Cardinal Heights to replace a portion of a fence that was damaged from a fallen tree.
2. Unanimously approved a permit request by Linda Boerma at 351 Cardinal Heights to install an irrigation system.
3. Unanimously approved a permit request by Tommy Stephenson at 156 Holly Ridge to replace deck boards, support trusses & support posts on pier.
4. Unanimously approved a permit request by Lee Eastman at 38 StillWaters Point to repair seawall, install new posts & reattach seawall boards.
5. Unanimously approved a permit request by Don Pulliam at 316 Hickory Way to remove/cut back shrubs next to driveway at the road.

6. Unanimously approved a permit request by Charlie Dark at 147 Fern Ridge Court to remove marked trees.
7. Unanimously approved a permit request by George Hamilton at 64 Fern Ridge Court to replace the front portion of roof.
8. Unanimously approved a permit request by Tony Thacker at 169 Jane's Way to install a 3ft. fence to rear of lot.

OTHER BUSINESS:

- Tommy Stephenson was a guest of the ARC. Tommy is interested in becoming an ARC member.
- Susan Harrelson is building a home at 21 Buckskin Court. She & her contractor, Foster Development, Inc. visited the ARC. They presented the ARC with the permit information for building a new home. They inquired as to whether there was additional information needed to submit their permit. The ARC members informed them of the necessary information needed.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:01 pm.



DREW HEEDERIK CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

February 5, 2025

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

GUEST OF THE ARC: Mr. & Mrs. Kerns & Dennis from Tuff Shed.

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 Randy & Alice Smith at 12 Poplar Point to repair/replace damaged roofing & wooden shakes.
2. Unanimously approved a permit request by Charles Oliver at 721 Beach Island Trace to replace the decking on the existing dock.
3. Unanimously approved a permit request by Susan Harrelson at 21 Buckskin Ct. to construct a new home.
4. Unanimously approved a permit request by Robert Chambliss at 337 Hickory Way to remove marked trees.
5. Unanimously approved a permit request by Corey Williams at 341 Fern Brook Dr. to repair the seawall & remove lower deck.
6. Unanimously approved a permit request by Ned Nyman at 102 Restful Cove to remove a marked tree.

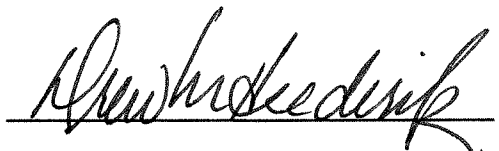
7. Unanimously approved a permit request Anthony Federico at 60 Vista Wood Dr. to replace soffit, fascia & screen. Add columns, rails & gutters. Paint exterior & landscape.
8. Unanimously approved a permit request by Eleanor Gilbert at 1450 StillWaters Dr. to replace the front door.
9. Unanimously approved a permit request by Cynthia Hearn at Lot 14 StillWaters Dr. to construct a new home.
10. Unanimously approved a permit request by James Thacker at 169 Jane's Way to build a 4 ft rock wall into the hill behind the home & add a French drain.
11. Unanimously approved a permit request by Frank Stewart at Lot 18 Palmer Dr. to construct a new home.
12. Unanimously approved a permit request by Lake Martin Builders Group at 232 Eagle Ridge Lane to construct a new home.
13. Unanimously approved a permit request by Lake Martin Builders Group at 256 Eagle Ridge Lane to construct a new home.
14. Unanimously approved a permit request by Perry Shy at 190 Holly Ridge to repair boat house storeroom.
15. Unanimously approved a permit request by Darrell Jarreau at 38 Greenview Terrace to construct a new home.
16. Unanimously approved a permit request by Mark & Sandra Haynes at 84 Dogwood Ln. to install a streetlight in the cul-de-sac.
17. Unanimously approved a permit request by George A. Moore at 18 Poplar Point to remove a marked tree.

18. Unanimously approved a permit request by Clinton Davis at 55 S. Turkey Trot to add a boat house.
19. Unanimously approved a permit request by Yulia Petukhova at 305 Sunset Point Dr. to install a sauna to the side of home.
20. Unanimously approved a permit request by Jim Lloyd at 65 Briarwood Point to add a pool & a cabana.

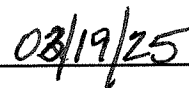
OTHER BUSINESS:

- The ARC would like to announce the latest member, Tommy Stephenson. Welcome aboard Tommy!
- The ARC members discussed the Compliance Agreement and whether the notary information was needed. The ARC members voted to eliminate the notary from the agreement.
- Mr. & Mrs. Kerns at 91 Aberdeen Rd. would like to install a shed that will match their house. The ARC requires the shed to be on a permanent foundation. Tuff Shed representative Dennis explained how the shed would be placed on the property to make it a permanent structure. He also explained the components of the shed and how it is constructed in the factory and on site.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:11 pm.



DREW HEEDEDRIK CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

February 19, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 4:03 pm. Perry Shy, Mike Knight, Tommy Stephenson, 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.

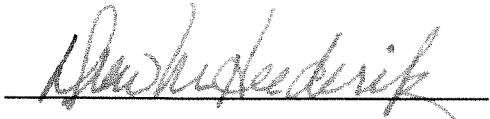
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Scott Pincombe & Cynthia Cuppernell at 350 Moonbrook Dr. # 101 to remove marked trees.
2. Unanimously approved a permit request by Thelon & Pat Hamby at 283 Lakeview Ridge Ct. to power wash home & paint using the same color.
3. Unanimously approved a permit request by Ken Navratil at 321 Sunset Point Dr. to remove marked trees & add a boat lift.
4. Unanimously approved a permit request by Butch Myers at 49 Poplar Point to repair leaking flashing on deck & repair wooden ladder on dock.
5. Unanimously approved a permit request by Andy Moore at 18 Poplar Point to add pet turf & a wooden fence to area beside garage. Also, paint fence same color as home.

6. Unanimously approved a permit request by Darren Woodling at 321 Holly Ridge to add flagstone over existing patio.
7. Unanimously approved a permit request George Butler Jr. at 192 Tanglewood Lane to remove marked trees.
8. Unanimously approved a permit request by Rob Duffield at 336 Dogwood Trail to remove marked trees.
9. Unanimously approved a permit request by Adrienne Sommers at 24 Poplar Point to rebuild the seawall using concrete & remove marked trees.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:52 pm.


DREW HEEDERIK CHAIRMAN


DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 5, 2025

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

GUEST OF THE ARC: Rusty Black & Ryan Barber of Able Builders Group, LLC

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:

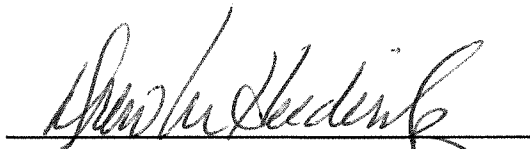
1. Unanimously approved a permit request by Andy Freeman at 28 Landing Dr. to install a Seadoo port.
2. Unanimously approved a permit request by Steve Oldham at 3 Red Bud Ct. to replace a small piece of siding & paint.
3. Unanimously approved a permit request by Stevan Nightengale at 566 Vista Wood Dr. to replace roof.
4. Unanimously approved a permit request by Able Builders Group, LLC at 96 Fern Ridge Ct. to construct a new home.
5. Unanimously approved a permit request by Leslie Smith at 288 Blue Creek Circle to repair dock stairs, rescreen porch panels & door. Remove & replace rotten dock boards & stain dock. A pipe from the home to the sewer pump cracked & needed to be repaired.

6. Unanimously approved a permit request by Whitt Smith at 197 Holly Ridge to place a dumpster on property while removing the old flooring.
7. Unanimously approved a permit request by Jeremy Ogletree at 398 StillWaters Dr. to remove marked trees.
8. Unanimously approved a permit request by Lee Eastman at 38 StillWaters Point to add 18" to the pony wall & add Hardi plank to outside kitchen area & paint.
9. Unanimously approved a permit request by Nancy Beasley at 76 Mallard to remove marked trees.
10. Unanimously approved a permit request by Rhonda Jaye at 769 Beach Island Trace to bury a 205-gallon propane tank.
11. Unanimously approved a permit request by Jim Sleeman at 424 Whisperwood Dr. to remove rotten boards on fascia & eaves. Replace the existing gutters with a larger system.
12. Unanimously approved a permit request by Heather Fox at 669 Vista Wood Dr. to add a black aluminum fence to back yard.
13. Unanimously approved a permit request by Robert Jones at 89 Eastwood Lane to repair existing seawall.
14. Unanimously approved a permit request by Mike Spoor at 79 S. Turkey Trot to repaint existing wood dock.
15. Unanimously approved a permit request by Katila Farley at 288 Whisperwood Dr. to repair boat docks; install a platform & lift for wheelchair use.

OTHER BUSINESS:

- Robert Carlson of 847 StillWaters Dr. added a patio & a firepit to his property without securing a building permit. This is the second time Mr. Carlson added to his property without a permit. The ARC members voted and approved a fine. The cost of the permit to do the work was \$250.00 & the actual fine of \$150.00 for a total of \$400.00
- Lake Martin Builders Group, LLC broke ground on 2 home sites at Eagle Ridge without installing the proper silt fence around the lot to contain runoff. After numerous reminders that the silt fence needed to be installed, the installation was not completed. The ARC members voted and approved a fine. The ARC issued a fine in the amount of \$250.00 per lot for a total of \$500.00.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:07 pm.



DREW HEEDERIK

CHAIRMAN

04-02-25

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 19, 2025

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 4:02 pm. Perry Shy, Liz Bradford, Mike Knight, Tommy Stephenson & 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. 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 Phinehas Barnes III at 238 Blue Creek Circle to remove marked trees.
2. Unanimously approved a permit request by Paul & Cathy Hurley at 33 Lakeview Ridge to repair top of seawall.
3. Unanimously approved a permit request by Kelly Cartron at 8 Marina Point Rd. to remove marked trees.
4. Unanimously approved a permit request by Thomas Riggins at 56 Aberdeen Rd. to remove marked trees.
5. Unanimously approved a permit request by William Sawyer at 546 Whisperwood Dr. to add a section of fence to connect the house to the retaining wall.
6. Unanimously approved a permit request by Clarence Carter at 73 Maple Ln. to remove marked trees.

7. Unanimously approved a permit request by Joseph Nelson at 605 Beach Island Trace to add a storm water runoff control project.
8. Unanimously approved a permit request by Laura Hawkins at 20 Pineview Ln. to remove marked trees.
9. Unanimously approved a permit request by Mike Simmons at 87 N. Cardinal Heights to landscape, pine straw, plants & patch driveway.
10. Unanimously approved a permit request by Rhonda Jaye at 769 Beach Island Trace to replace wood on boathouse, dock & paint. Repair hole in dock roof.
11. Unanimously approved a permit request by Drew Heederik at 879 Lakeview Ridge to repaint carport & workshop doors. Replace rotten wood on deck railings. Paint backdoor, steps & plant platforms side & front. Add a river rock walkway around back & side oh house. Add a coat of concrete patio stain to patio
12. Unanimously approved a permit request by Edmund Williams at 1011 Lakeview Ridge to remove marked trees.
13. Unanimously approved a permit request by Robert Dennis at 8 Poplar Point to replace rotten wood, window, door frame & some siding.
14. Unanimously approved a permit request by Mike Spoor at 79 S. Turkey Trot to replace dock & boathouse. New dock will now under the roof.
15. Unanimously approved a permit request by Nathan Pack at 1541 StillWaters Dr. to remove existing Hollies & replace with Loropetalums.
16. Unanimously approved a permit request by Renee Bennett at 272 Cardinal Heights to remove marked trees.

17. Unanimously approved a permit request by Steve Knutson at 277 Magnolia Crest to add a green house.
18. Unanimously approved a permit request by Aleem Gillani at 214 Blue Creek Circle to replace rotten boards on the dock.
19. Unanimously approved a permit request by Greg Gaither at 41 Dogwood Ln to add a fence to property.
20. Unanimously approved a permit request by Greg & Elaine Lucas at 170 Holly Ridge to replace rotten handrail, siding & floor in boathouse storage.
Repaint dock & boathouse.

OTHER BUSINESS:

- Holt Lewis LLC requested a building permit to place a new home at Lot 53 Fern Brook, Phase 2. The ARC members reviewed the plans & determined the setbacks are incorrect. The front facing garage could be turned to a side entrance garage. After reviewing the ARC members voted & denied the approval of the home.

ADJOURNMENT: Mike Dean adjourned the meeting at 4:58 pm.



MIKE DEAN ACTING CHAIRMAN

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 2, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 4:09 pm. Perry Shy, Liz Bradford, Tommy Stephenson, 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 & Perry Shy seconded the motion. The minutes were approved.

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

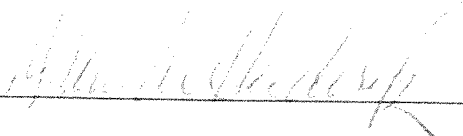
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Mallory Caldwell at 842 Stillwaters Dr. to add a bronze metal fence to back yard.
2. Unanimously approved a permit request by Holt Lewis LLC at 73 Fern Ridge to add a new home.
3. Unanimously approved a permit request by Bob & Hope McMahon at 255 Sunset Point Dr. to re-stain exterior posts & shutters, repaint back steps.
4. Unanimously approved a permit request by James Thacker at 169 Jane's Way to extend patio, add gutters, add swing/arbor & replace shrubs.
5. Unanimously approved a permit request by Susan Tittle at 509 Vista Wood Dr. to repair foundation, stabilize, add additional support & add sump pump.

6. Unanimously approved a permit request by William Vargo at 7 S. Cardinal Heights to replace deck flooring & support joist.

OTHER BUSINES:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:58 pm.



DREW HEEDERIK CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 16, 2025

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

GUEST OF THE ARC: Adam Yager & Rusty Black

APPRL 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 StrongTower Development LLC at 91 Prestwick Dr. to construct a new home.
2. Unanimously approved a permit request by Southern Coastal Homes at 73 Jane's Way to add a fence to back yard, screen porch on second floor balcony & add a split mini-HVAC unit for the bonus attic space.
3. Unanimously approved a permit request by Phillip Morgan at 15 Landing Point to paint the home using the same color.
4. Unanimously approved a permit request by Cleav Peavy at 61 Lake Vista Lane to replace rotten framing around window, replace window & paint using the same color. Place a dumpster on property.
5. Unanimously approved a permit request by Marvin Kerley at 298 Whisperwood Dr. to replace lattice under the deck with horizontal slates. Paint to match the house. Remove marked trees.

6. Unanimously approved a permit request by Laura & David Harrell at 121 Magnolia Crest to add sod to front & back yard. Add topsoil & retaining walls.
7. Unanimously approved a permit request by the Church of the Living Waters at Lakeview Ridge to remove marked trees.
8. Unanimously approved a permit request by Nathan Pack at 1541 StillWaters to repair the deck rail on the back of home.
9. Unanimously approved a permit request by Robert Clark at 103 Chinquapin Court to remove damaged roll roofing from boat house & replace with metal.

OTHER BUSINES:

- Adam Yager & Rusty Black were guest of the ARC. They were interviewing for the position with the ARC.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:18 pm.



DREW HEEDERIK CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 7, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 4:03 pm. Perry Shy, Liz Bradford, Tommy Stephenson, Rusty Black, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Tommy Stephenson & 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 Emory Maxwell at 85 Eastwood Lane to replace the lattice on deck with horizontal boards.
2. Unanimously approved a permit request by Mark Ingram at 849 Beach Island Trace to replace existing boathouse with a new 2 slip boathouse.
3. Unanimously approved a permit request by Casey Lowe at 6 Eastwood Place to remove marked trees.
4. Unanimously approved a permit request by Michael Sewell at 250 Marina Point Rd. to replace front steps that are rotten. Same format.
5. Unanimously approved a permit request by Zollie Smartt at 350 Moonbrook Dr. # 103 to replace decking on porch & level back yard.
6. Unanimously approved a permit request by David Hooten at 229 Stagecoach Rd. to add a fence to the backyard.

7. Unanimously approved a permit request by Heather Fox at 669 Vista Wood Dr. to add a 14' x 28' inground pool.
8. Unanimously approved a permit request by John Campbell at 48 Poplar Point to replace the pavers in front of units 46-48 Poplar Point.
9. Unanimously approved a permit request by Eugene Akers at 266 Sunset Point Dr. to paint soffits, shutters, fascia trim, corbel soffit & garage awing brackets.
10. Unanimously approved a permit request by Brandon Ellison at 10 Landing Point to plant 2 Japanese Maple trees in front & side yards, add low shrubs around firepit wall.
11. Unanimously approved a permit request by Robert & Barbara Puder at 571 Whisperwood Dr. to add 2 10' sections of fence along the driveway.
12. Unanimously approved a permit request by Russ Pinckard at 200 Beach Island Trace to add sod to backyard, remove pavers & landscape timbers & place a dumpster on property.
13. Unanimously approved a permit request by Jeff Alker at 51 Pinecone Lane to place a dumpster on the property.
14. Unanimously approved a permit request by James & Katherine Kachadurian at 176 Mountain View Ln. to add a concrete pad for a hot tub with steps.
15. Unanimously approved a permit request by Susan Tittle at 509 Vista Wood Dr. to replace dead shrubs & touch up posts on front porch.
16. Unanimously approved a permit request by James & Deanna Malpass at 36 Buckview Ln. to replace rotten trim wood & paint home.
17. Unanimously approved a permit request by Tim & Bev Massey at 81 Chinquapin Ct. to replace siding with Hardiplank, add to existing sunroom

from 14'x14' to 14'x24', replace decks with composite decking & powder coated rails, change shingles, paint garage door & front door.

18. Unanimously approved a permit request by Silvia Thatcher at 192 Beaver Point to add a 10'x20' deck.

19. Unanimously approved a permit request by Randy Smith at 12 Poplar Point to add a POD to the property.

20. Unanimously approved a permit request by Randell Smith at 738 Fairway Ridge to replace gutters & downspouts.

21. Unanimously approved a permit request by John & Christine Twiss at 87 River Birch Trail to stain the front porch, steps & posts. Replace roof over porch with a black metal roof.

22. Unanimously approved a permit request by Antoine Building Company LLC at 1216 Lakeview Ridge to construct a new home.

23. Unanimously approved a permit request by Randell Smith at 738 Fairway Ridge to replace roof shingles & roof vents due to storm damage.

24. Unanimously approved a permit request by Randall Nykamp at 78 Eastwood Ln. to remove walkway over the septic tank, pump tank & replace.

OTHER BUSINESS:

- The StillWaters Board has appointed Rusty Black to the ARC. Welcome aboard Rusty!
- A permit request by The Hideaway to add speed bumps to Hideaway Dr. was placed on hold until further discussion of speed humps vs. speed bumps is determined to be the best use.
- A permit request by Cecile Budimier at 100 Lunker Ct. to paint the home was tabled until a definite color was chosen by the homeowner.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:20 pm.

Drew Heederik

DREW HEEDERIK

CHAIRMAN

05/21/25

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 21, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 4:03 pm. Perry Shy, Liz Bradford, Tommy Stephenson, Mike Dean & Anita Gardner were present. Rusty Black was 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 Rick & Jan Sommers at 24 Poplar Point to paint the exterior of the home & plant a weeping willow tree.
2. Unanimously approved a permit request by Ann Mullin at 53 Eastwood Place to construct a detached garage.
3. Unanimously approved a permit request by Charlotte Klenke at 52 Lake Vista Ln. to place a dumpster on the property.
4. Unanimously approved a permit request by Lynne Hammond at 7 Poplar Point to replace the current railing, stairs & gate on the back porch. Add stain to porch.
5. Unanimously approved a permit request by Richie Ruble at 65 N. Turkey Trot to expand the existing deck, add hog wire railing, stairs & slats for the underpinning.

6. Unanimously approved a permit request by Helen Neal at 1515 Lakeview Ridge Cir. to add retaining walls & sod to address erosion.
7. Unanimously approved a permit request by Kaye Perdue at 114 Palmer Dr. to repair damaged roof & replace existing roof.
8. Unanimously approved a permit request by Greg Laemmrich at 143 Magnolia Crest to remove marked trees.
9. Unanimously approved a permit request by William Harrell at 121 Magnolia Crest to remove marked trees.
10. Unanimously approved a permit request by Chris Hiett at 7 Beaver Point to replace roof & gutters.
11. Unanimously approved a permit request by Anthony Ham at 903 Lakeview Ridge to repair/replace retaining wall with a concrete retaining wall.
12. Unanimously approved a permit request by John Campbell at 47-50 Poplar Point to pressure wash, siding & chimney repair & paint building, trim & gutters.
13. Unanimously approved a permit request by Ben Wallock at 34 Poplar Point to add a swell to driveway due to flooding.
14. Unanimously approved a permit request by Butch Myers at 49 Poplar Point to replace the railing spindles on deck with horizontal rebar. Pressure wash & re-stain deck.
15. Unanimously approved a permit request by Don Sorensen at 60 S. Cardinal Heights to remove vines & rock retaining wall & replace with block retaining wall.
16. Unanimously approved a permit request by Cecile Budimier at 100 Lunker Ct. to paint home & trim.

17. Unanimously approved a permit request by The Hideaway at Hideaway Dr. to install 2 speed humps on Hideaway Dr.

OTHER BUSINESS:

- Emory Maxwell at 85 Eastwood Lane removed 11 trees that would require a permit without obtaining a building permit. Additional trees were removed that would not have required a permit. The ARC members voted & approved a fine of \$550.00.
- David Austin at 280 Holly Ridge installed a flagstone walkway & landscaping work was done without obtaining a building permit. The ARC members voted & approved a fine of \$150.00.
- Lake Martin Land Company, LLC at 9 Landing Point painted the exterior of the home a color not pre-approved for The Landing. The ARC members voted & approved a fine of \$500.00.
- Southern Coastal Homes at Lot 53 Eagle Ridge completed a new home which does not meet the 30' setback requirements. The ARC voted & approved a fine of \$5000.00.
- Lake Martin Builders Group at Lot 12 Eagle Ridge framed a new home which does not meet the 30' setback requirements. The ARC voted & approved a fine of \$5000.00.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:15 pm.



DREW HEEDERIK CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 4, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 4:03 pm. Liz Bradford, Tommy Stephenson, Rusty Black, 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 Drew Heederik. Liz Bradford & Tommy Stephenson seconded the motion. The minutes were approved.

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

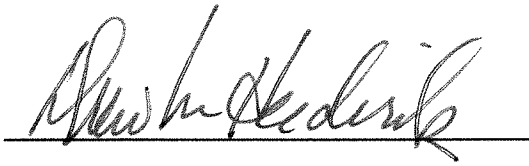
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Anna Thornton at 28 Vista Wood Dr. to remove marked trees.
2. Unanimously approved a permit request by Greg Laemmrich at 143 Magnolia Crest to remove marked trees.
3. Unanimously approved a permit request by James Thacker at 169 Jane's Way to extend the patio 2 feet beyond the side of the house.
4. Unanimously approved a permit request by Greg Gaither at 41 Dogwood Lane to install a 20' x 10' retractable awning.
5. Unanimously approved a permit request by Travis & Regina Phillips at 68 Deer Run Rd. to repair rotten boards on deck, trim & crack in carport slab. Touch up painting.

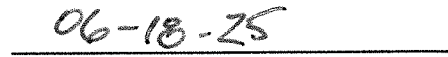
6. Unanimously approved a permit request by Theresa Warren at 203 Stagecoach Rd. to add sod to side & back of house.
7. Unanimously approved a permit request by Jill Heape at 229 Stagecoach Rd. to add sod to side & back of house.
8. Unanimously approved a permit request by Alisa Ray at 246 Whisperwood Dr. to paint exterior & roof of home & boathouse.
9. Unanimously approved a permit request by William Harrell at 121 Magnolia Crest to add a 10' x 30' parking pad.
10. Unanimously approved a permit request by Richard Nelson at 48 Lake Vista Ct. to remove marked trees.
11. Unanimously approved a permit request by Danny Brittingham at 7 Red Bud Ct. to replace window screens.
12. Unanimously approved a permit request by Dave Gallew at 224 Knollwood Dr. to remove marked trees.
13. Unanimously approved a permit request by McIntyre Home Builders at River Birch Trail to file an infrastructure permit.
14. Unanimously approved a permit request by Robert Jones at 89 Eastwood Lane to replace roof due to damage.
15. Unanimously approved a permit request by Barbara Calhoun at 95 Magnolia Crest to add sod & move bushes.
16. Unanimously approved a permit request by Hans Van den Brink at 354 Cardinal Heights to add a flagstone patio, landscape, flagpole & screen to hide HVAC.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:43 pm.

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

DREW HEEDERIK CHAIRMAN

A handwritten date "06-18-25" is written over a horizontal line.

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 18, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 4:00 pm. Rusty Black, Perry Shy, Mike Dean & Anita Gardner were present. Liz Bradford & Tommy Stephenson were excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Perry Shy & Rusty Black 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 Amy Lewis at 183 Tanglewood Lane to remove marked trees.
2. Unanimously approved a permit request by Dean Bickerton at 26 Eagle Peak Circle to remove marked trees.
3. Unanimously approved a permit request by Robin King at 310 Whisperwood Dr. to add landscape lighting & repair stone stairs.
4. Unanimously approved a permit request by Pat & Trista Morstad at 37 Laurel Ridge Circle to add a pad for generator, minor landscaping to include updated walkway to front entrance.
5. Unanimously approved a permit request by Emory Maxwell at 85 Eastwood Lane to build a garden bridge over ditch between the 2 properties owned by the Maxwell's.

6. Unanimously approved a permit request by Casey Lowe at 6 Eastwood Place to remove marked trees.
7. Unanimously approved a permit request by Mike & Debra Knight at 335 Dogwood Trail to clean out gutters & repair gutters & soffit.
8. Unanimously approved a permit request by Clayton Whitley at 78 Vista Wood Dr. to replace existing roof with a metal roof.
9. Unanimously approved a permit request by Barbara Calhoun at 95 Magnolia Crest to add a 3 ft. high wall in front of home & replace a section of asphalt with concrete.
10. Unanimously approved a permit request by Jan & Rick Sommers at 24 Poplar Point to add evergreen shrubs, remove rotten dock & add a 10' x 20' floating dock with pier access or a bridge access.
11. Unanimously approved a permit request by Jeanee Snowden at 510 Beach Island Trace to remove marked trees & add sod.
12. Unanimously approved a permit request by James Kuhn at 793 Beach Island Trace to add a propane tank with a fence, add an outdoor shower, extend the stoop add a wooden rack for kayaks & paddle boards & firewood.
13. Unanimously approved a permit request by Andrew Green at 140 Vista Wood Dr. to repair back patio with concrete.
14. Unanimously approved a permit request by Scott & Jennifer Scott at 649 Fairway Ridge to replace the siding with Hardi Board.
15. Unanimously approved a permit request by Russell Favorite at 184 Hideaway Dr. to install gutter & downspout over front entrance.
16. Unanimously approved a permit request by James Ranson at 906 StillWaters Dr. to paint the exterior of home.

OTHER BUSINESS:

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

A handwritten signature in black ink, appearing to read "Drew Heederik", written over a horizontal line.

DREW HEEDERIK CHAIRMAN

A handwritten date "07-02-25" in black ink, written over a horizontal line.

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

July 2, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 4:00 pm. Perry Shy, Tommy Stephenson, Mike Dean & Anita Gardner were present. Liz Bradford & Rusty Black were excused.

GUEST OF THE ARC:

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Perry Shy & Tommy Stephenson 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 Amy Lewis at 183 Tanglewood Lane to add a walkway from the front porch to the driveway, using stone pavers.
2. Unanimously approved a permit request by Dean Bickerton at 26 Eagle Peak Circle to replace the existing roof.
3. Unanimously approved a permit request by Mike & Robin King at 310 Whisperwood Dr. to repair the concrete on the driveway, add trim to the gables & wrap the post in front to match the back of home.
4. Unanimously approved a permit request by Eugene Akers at 266 Sunset Point Dr. to re-paint home using original colors.
5. Unanimously approved a permit request by Patrick & Ashley David at 54 Landing Point to add a 3 ft. cable fence in back yard.

6. Unanimously approved a permit request by BJCS Holdings, LLC at Lot A The Landing Phase III to construct a new home.
7. Unanimously approved a permit request by Paul Seben at 188 Mountain View Ln. to replace existing roof.
8. Unanimously approved a permit request by Kenny Walz at 59 Pebble Beach Ln. to replace roof, gutters & remove marked trees, trim limbs.
9. Unanimously approved a permit request by John Twiss at 87 River Birch Trail to replace Camillia bushes with Loropetalums & Lantana in front of home.
10. Unanimously approved a permit request by William Dunnam at 120 Turtle Ln. to repaint house & garage.
11. Unanimously approved a permit request by Fred Weaver at 23 S. Cardinal Heights to remove marked trees.
12. Unanimously approved a permit request by Adam & Stacy Marano at 264 Magnolia Crest to resurface the side deck & steps with composite.
13. Unanimously approved a permit request by Edith Garmon at 26 Brookwood Ln. to repair work on porch & touch up painting.
14. Unanimously approved a permit request by Tanya Warren at 18 Turtle Ln. to replace existing roof with a black metal roof.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:40 pm.

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

DREW HEEDERIK CHAIRMAN

A handwritten date "07-16-25" written in a simple, slightly slanted font, positioned above a horizontal line.

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

July 16, 2025

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

GUEST OF THE ARC: Robert Carlson

APPROVAL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Perry Shy & Tommy Stephenson 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 replace deck & handrails.
2. Unanimously approved a permit request by Roger Jones at 75 Pebble Beach Lane to replace stairs & pathway with composite, replace broken concrete.
3. Unanimously approved a permit request by Matt Guerrier at 82 Tanglewood Lane to add a boat lift.
4. Unanimously approved a permit request by Val Hedges at 6 Eagle Peak Circle to screen in deck & add roof.
5. Unanimously approved a permit request by Leah Scarborough at 61 Wild Cherry Lane to repair roof.
6. Unanimously approved a permit request by Liz Bradford at 336 Stagecoach Rd. to add a storm door to the front of home.

7. Unanimously approved a permit request by John McLennan at 245 Magnolia Crest to add a covered boat slip.
8. Unanimously approved a permit request by Mickey Forbus at 97 Big Buck Lane to screen in porch & add a gable roof.
9. Unanimously approved a permit request by Charles Munden at Lot 8 Prestwick Dr. to add a 15' x 21' stone patio & landscape.
10. Unanimously approved a permit request by Josh Willis at Lot 3 Fern Ridge Lane to construct a new home.
11. Unanimously approved a permit request by Robert Chambliss at 337 Hickory Way to replace crush stone walkway with flagstone.
12. Unanimously approved a permit request by Karen Walker at 38 N. Turkey Trot to remove marked trees.
13. Unanimously approved a permit request by Construction Consultants of Alabama, LLC at Lot 13 Deer Run Rd. & Big Buck Ln. to construct a new home.
14. Unanimously approved a permit request by William Spraggins at 94 Chinquapin Pass to change boards on the deck.
15. Unanimously approved a permit request by Paul & Gina Smith at 23 Poplar Point to repair a water leak in front of condo.
16. Unanimously approved a permit request by Donnie Boutwell at 1519 StillWaters Dr. to remove marked trees.

OTHER BUSINESS:

Robert Carlson of 847 StillWaters Dr. attended the ARC meeting to discuss a fine issued by the ARC for a building permit. Mr. Carlson presented documentation showing the project was less than \$5000. The ARC reduced the cost of the permit in accordance with the SWRA Building Permits & Fee Schedule.

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



DREW HEEDERIK CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

August 6, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 4:00 pm. Perry Shy, Tommy Stephenson, Rusty Black, 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 & Tommy Stephenson 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 & Gina Smith at 23 Poplar Point to remove the existing slip finger & EZ dock. Install a boat lift & jet ski lift.
2. Unanimously approved a permit request by Butch Myers at 49 Poplar Point to replace fascia & repair the flashing on the roof over the deck.
3. Unanimously approved a permit request by William Reeves at 7 Hideaway Dr. to add a black street pole.
4. Unanimously approved a permit request by Tony & Annette Thacker at 169 Jane's Way to screen back porch.
5. Unanimously approved a permit request by Ted Stronkowsky at Lot 89 Shadow Ln. to add a dock/pier.

6. Unanimously approved a permit request by Kenneth Coons at 68 S. Cardinal Heights to remove marked trees.
7. Unanimously approved a permit request by Neal Thomas at 15 Laurel Ridge Circle to remove marked trees.
8. Unanimously approved a permit request by TAG Investments LLC at 169 Chinquapin Pass to construct a new home.
9. Unanimously approved a permit request by William Reed at 200 Sunset Point Dr. to replace the flashing on the chimney.
10. Unanimously approved a permit request by Samuel Chapman at 11 Poplar Point to replace the top deck boards of the steps in rear of home.
11. Unanimously approved a permit request by William Harrell at 121 Magnolia Crest to build a roof over the 5' x 10' grilling pad.
12. Unanimously approved a permit request by Mark & Sandra Haynes at 80 & 84 Dogwood Ln. to add retaining walls, landscape, lighting & plantings.
13. Unanimously approved a permit request by Aleem Gillani at 214 Blue Creek Circle to extend existing porch, add windows, fans, electrical outlets. Add brick pillars & update existing exterior stairs.
14. Unanimously approved a permit request by Ned Nyman at 102 Restful Cove to remove marked trees.
15. Unanimously approved a permit request by Cecile Budimier at 100 Lunker Ct. to install a Sunsetter awning on back deck.
16. Unanimously approved a permit request by Thomas Crowley at 26 Poplar Point to replace loose shingles on roof.

17. Unanimously approved a permit request by Gavin Faughender at 538 Stagecoach Rd. to replace broken siding & damaged garage doors.
18. Unanimously approved a permit request by Paul & Gina Smith at 23 Poplar Point to install an awning over front door.
19. Unanimously approved a permit request by McIntyre Home Builders LLC at 240 River Birch Trail to construct a new home.
20. Unanimously approved a permit request by McIntyre Home Builders LLC at 225 River Birch Trail to construct a new home.
21. Unanimously approved a permit request by Peter Vanparys at 109 Laurel Ridge Dr. to replace 4 windows on the home.
22. Unanimously approved a permit request by Anita Gardner at 58 Tree Top Ln. to add plants & mulch to flower beds.
23. Unanimously approved a permit request by Janie Merrifield at 59 Holly Ridge to repair a beam on front of home & paint using same color.
24. Unanimously approved a permit request by Rusty Favorite at 184 Hideaway Dr. to repaint the home using the original color. Repair trim as needed.
25. Unanimously approved a permit request by Ben Baker at 166 Hideaway Dr. to install a handrail for the stairs in the rear of home.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:08 pm.

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

DREW HEEDERIK CHAIRMAN

A handwritten date "08-20-25" written over a horizontal line.

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

August 20, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:56 pm. Perry Shy, Tommy Stephenson, Liz Bradford, Rusty Black & Mike Dean were present. Anita Gardner was excused.

GUEST OF THE ARC:

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

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

NEW BUILDING PERMITS:

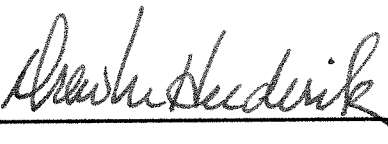
1. Unanimously approved a permit request by Wayne Swindall at 400 Holly Ridge to install a metal roof.
2. Unanimously approved a permit request by Fred & Sherilyn Weaver at 23 S. Cardinal Heights to replace & upgrade the power line from house to the dock.
3. Unanimously approved a permit request by Nancy & Clint Beasley at 76 Mallard Lane to replace existing retaining walls. Remove shrubs, add pine straw & perform general clean up.
4. Unanimously approved a permit request by Paul & Cathy Hurley at 33 Lakeview Ridge Circle to enclose screened porch.
5. Unanimously approved a permit request by Thomas White at 111 Prestwick Dr. to install a 4' tall black aluminum fence to back of home.

6. Unanimously approved a permit request by Renee Bennett at 272 Cardinal Heights to replace existing boathouse.
7. Unanimously approved a permit request by Evan Cotton at Lot 22 Lake Vista Court to remove marked trees.
8. Unanimously approved a permit request by Max Graham at 157 Prestwick Dr. to replace shingles due to hail damage.
9. Unanimously approved a permit request by Sunset Point, Phase 3 at 197 Sunset Point Dr. to remove marked trees & replace rotten handrails with composite at buildings 400 & 500.
10. Unanimously approved a permit request by Adam & Stacy Marano at 264 Magnolia Crest to extend the deck by 10 feet, add composite, remove railroad steps & build platform steps.
11. Unanimously approved a permit request by John Twiss at 87 River Birch Trail to add gutters.
12. Unanimously approved a permit request by Thomas Stephenson at 156 Holly Ridge to remove marked trees & repaint beauty board, storage & seawall.
13. Unanimously approved a permit request by Delma Conway at 377 Stagecoach Rd. to remove marked trees.
14. Unanimously approved a permit request by Clayton Whitley at 78 Vista Wood Dr. to remove marked trees.
15. Unanimously approved a permit request by Pat Bruce at 1834 Moonbrook Dr. to remove marked trees.
16. Unanimously approved a permit request by Rick & Mitzy Hidding at 109 S. Cardinal Heights to enclose the top half of the open back porch.

17. Unanimously approved a permit request by Jim Sleeman at 424 Whisperwood Dr. to remove marked trees.
18. Unanimously approved a permit request by Greg & Elaine Lucas at 170 Holly Ridge to repair deck handrail, paint deck & dock.
19. Unanimously approved a permit request by Rusty Black at 36 Palmer Dr. to trim tree limbs, plant muhly grass, add sod to area by garage, add a trench to divert water from flowing into garage & repair garage door.
20. Unanimously approved a permit request by David Yacu at 18 Shadow Lane to re-stain the back deck.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:40 pm.



DREW HEEDERIK CHAIRMAN



DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 8, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 8:33 am. Perry Shy, Tommy Stephenson, Liz Bradford, Rusty Black, 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 & Tommy Stephenson 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 Heederik at 879 Lakeview Ridge to re-stain the front porch steps & rails using the same color.
2. Unanimously approved a permit request by Alice Smith at 12 Poplar Point to install a hot tub on the back deck.
3. Unanimously approved a permit request by Perry Shy at 190 Holly Ridge to replace dying bushes & add a support to the pergola.
4. Unanimously approved a permit request by Duchi Jones at 379 Holly Ridge to remove marked trees.
5. Unanimously approved a permit request by Maria Turner at 538 Stagecoach Rd. to replace the front & back doors.
6. Unanimously approved a permit request by Richard Wilson at 164 Mountain View Ln. to replace deck boards & fascia on the dock.

7. Unanimously approved a permit request by Thomas Boshell at 54 Brookwood Ln. to repair/replace the window trimmings & re-paint. Add sod to bare spots in yard.
8. Unanimously approved a permit request by Charles Munden at Lot 8 Prestwick Dr. to remove marked trees.
9. Unanimously approved a permit request by Rob & Margo Ladner at 43 Lake Vista Ln. to remove the decking on the back & sides of home for a sunroom.
10. Unanimously approved a permit request by AH Property Holdings at 226 Tanglewood Ln. to remove marked trees, add sod & irrigation & replace the stairs to the deck.
11. Unanimously approved a permit request by Joseph Antoine at 34 S. Turkey Trot to construct a new home.
12. Unanimously approved a permit request by Kevin Hall at 72 Doe Ln. to repair water damaged siding, worn stair treads & risers. Repair chimney flashing & re-paint house. Also, remove marked trees.
13. Unanimously approved a permit request by Dick & Jane Merrifield at 59 Holly Ridge to remove marked trees & trim limbs.
14. Unanimously approved a permit request by Jim Sleeman at 424 Whisperwood Dr. to replace rotten wood on the eaves, fascia & re-paint.
15. Unanimously approved a permit request by John Twiss at 87 River Birch Trail to remove marked trees.
16. Unanimously approved a permit request by AH Property Holdings at 226 Tanglewood Ln. to replace rotten boards on the deck & replace metal on the roof.

OTHER BUSINESS: James Funderburk of 23 StillWaters Grove placed a roll off container on his property without obtaining a building permit. The ARC members voted & approved a fine of \$50.

ADJOURNMENT: Drew Heederik adjourned the meeting at 9:26 am.

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

DREW HEEDERIK CHAIRMAN

A handwritten date "09-17-25" in black ink is written over a horizontal line.

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

September 17, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:56 pm. Perry Shy, Tommy Stephenson, Rusty Black, 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 & Tommy Stephenson 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 Veronica Boudreaux at 82 Hideaway Loop to add an electric vehicle charging unit to the carport.
2. Unanimously approved a permit request by Andrew Green at 140 Vista Wood Dr. to paint exterior of home.
3. Unanimously approved a permit request by Michael Rhodes at 710 Fairway Ridge to remove marked trees.
4. Unanimously approved a permit request by Cecile Budimier at 100 Lunker Court to replace roof with ceramic tiles.
5. Unanimously approved a permit request by James & Connie Murphy at 1073 Lakeview Ridge to add stonework, landscaping & lighting to property.
6. Unanimously approved a permit request by William & Nora Lawson at 693 Lakeview Ridge to remove marked trees.

7. Unanimously approved a permit request by Bruce Paterson at 248 Sunset Point Dr. to paint/stain porches, replace rotten boards.
8. Unanimously approved a permit request by Kelly & Darin Nesbit at 158 Whisperwood Dr. to replace windows in the sunroom & the "A" frame windows.
9. Unanimously approved a permit request by Roger Ward at 135 Tanglewood Lane to add a 4' high fence along the west side of home.
10. Unanimously approved a permit request by Greg Laemmrich at 143 Magnolia Crest to remove marked trees.
11. Unanimously approved a permit request by Val Hedges at 6 Eagle Peak Circle to replace stairs, repair deck.
12. Unanimously approved a permit request by Gerald & Brenda Graham at 170 Marina Point Rd. to replace roof, power wash & paint exterior of home.
13. Unanimously approved a permit request by George Butler, Jr. at 192 Tanglewood Lane to replace deck with composite, pressure wash, paint wall & walkway to the lake.
14. Unanimously approved a permit request by John Alexander at 78 Red Bird Lane to add a 16' x 14' patio.

OTHER BUSINESS:

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


DREW HEEDERIK CHAIRMAN

10-01-2025
DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 1, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:59 am. Perry Shy, Tommy Stephenson, Mike Dean & Anita Gardner were present. Liz Bradford & Rusty Black were excused.

GUEST OF THE ARC:

APPRL OF MINUTES: A motion was made to approve the minutes by Drew Heederik. Perry Shy & Tommy Stephenson 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 Robert Carlson at 847 StillWaters Dr. to paint the exterior foundation walls & cover two lower sections of the screened porch.
2. Unanimously approved a permit request by Roy & Debbie Gibson at 3 Eagle Peak Circle to replace rotten fence boards.
3. Unanimously approved a permit request by Susan Harrelson at 21 Buckskin Ct. to trim limbs & vines in front yard & add pine straw.
4. Unanimously approved a permit request by Jesse Stubblefield at 27 Birch Ln. to repair roof, dry rot around chimney & deck.
5. Unanimously approved a permit request by Maria Turner at 538 Stagecoach Rd. to trim bushes & plant new ones. Add exterior lighting on front door & replace fixtures on garage.

6. Unanimously approved a permit request by Mark Brigham at 123 Landing Dr. to add a jet ski port.
7. Unanimously approved a permit request by Gregory Anderson at 60 Vista Wood to add a black aluminum fence to back yard.
8. Unanimously approved a permit request by Jeffery & Diana Hembrook at 134 N. Cardinal Heights to screen covered patio & pour a walkway.
9. Unanimously approved a permit request by James & Claire Kuhn at 793 Beach Island Trace to replace driveway, construct a office, shop, carport, pavilion, pool & a cart path.
10. Unanimously approved a permit request by William Harrell at 121 Magnolia Crest to remove the grilling building, add a 10 x 40 deck & install a metal fence.
11. Unanimously approved a permit request by Lauren & Bill Harrell at 494 Fairway Ridge to replace the existing deck, remove the fireplace & paint the exterior of the home.
12. Unanimously approved a permit request by Jerry & Jan Henry at Lot 10 Stagecoach Rd. to construct a new home.
13. Unanimously approved a permit request by R. Larry Brantley at 1540 Lakeview Ridge to replace the rotten posts on the porches.
14. Unanimously approved a permit request by Robert Rowe at 43 Briarwood Point to install a propane tank, house generator & s automatic transfer switch.
15. Unanimously approved a permit request by Chris Cox at Lot 47 Tanglewood Ct. to construct a new home.

16. Unanimously approved a permit request by Keith Sumner at 182 Mountain View Ln to construct a new home.

OTHER BUSINESS: The representatives of Eagle Ridge submitted changes for the current homes being built to add some diversity. The ARC members voted & approved these changes.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:03 am.


DREW HEEDERIK CHAIRMAN

10-14-2025
DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

October 15, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:58 pm. Perry Shy, Tommy Stephenson, Rusty Black, Liz Bradford, Mike Dean & Anita Gardner were present.

GUEST OF THE ARC:

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

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

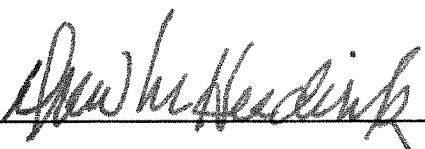
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Trip Barnes at 238 Blue Creek Circle to replace their sea wall.
2. Unanimously approved a permit request by Sandra Gaddie at 589 Stagecoach Road to install a fence in their backyard.
3. Unanimously approved a permit request by Kuki Harless at 42 Fern Ridge Drive to remove marked trees.
4. Unanimously approved a permit request by Katila Farley at 288 Whisperwood Drive to remove.
5. Unanimously approved a permit request by Frank Grier at 275 Fern Brook Drive to repair their existing sea wall.
6. Unanimously approved a permit request by Matt McIntyre at 222 River Birch Trail to construct a new home.

7. Unanimously approved a permit request by Yulia Petukhova at 305 Sunset Point Drive to add an upstairs balcony and metal roof to their house.
8. Unanimously approved a permit request by Melanie Caudill at 1599 StillWaters Drive to locate a dumpster on their property for a house cleanout.
9. Unanimously approved a permit request by Stephen Lasley at 33 Bambi Court to construct a storage building on their property.
10. Unanimously approved a permit request by Brandon Ellison at 10 Landing Point to add a rock fire pit to their backyard.
11. Unanimously approved a permit request by Darren Brown at 40 Landing Point to add a roof extension to their existing patio.
12. Unanimously approved a permit request by Paul & Gina Smith at 23 Poplar Point to replace rotten wood on eve and deck and to replace their existing entry door.
13. Unanimously approved a permit request by Kim Williams at 51 Wind Chime Lane to remove marked trees.
14. Denied the request for a permit by Benjamin Hayes to install a prefabricated storage shed on their property.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:56 pm.


DREW HEEDERIK CHAIRMAN

11-05-25
DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

November 5, 2025

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:57 pm. Perry Shy, Tommy Stephenson, Rusty Black, Liz Bradford, and Mike Dean were present. Anita Gardner was excused.

GUEST OF THE ARC: Alan & Linda Fenty addressed the ARC concerning the permit issued for the owners of 24 Poplar Point to repaint their unit using the paint color iron ore. There are four units total in the building that are all currently painted the same color. The ARC is going to consult with the owners of Unit 24 to see if they will consider using a similar color to the existing.

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

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

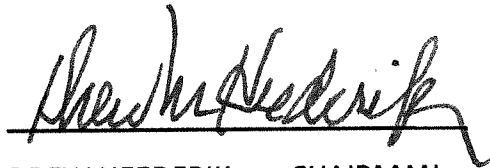
NEW BUILDING PERMITS:

1. Unanimously approved a permit request by Travis Lowe at 34 Fawn Lane to build a new home.
2. Unanimously approved a permit request by Allen Stern at 154 Hideaway Drive to install a fence in their backyard.
3. Unanimously approved a permit request by Rusty Favorite at 184 Hideaway Drive to install a flagstone walkway.
4. Unanimously approved a permit request by Lake Martin Builders Group at 224 Marina Point Road to build a new home.
5. Unanimously approved a permit request by Randell Smith at 738 Fairway Ridge to construct a fire pit and retaining wall.

6. Unanimously approved a permit request by Robert Heath at 649 Beach Island Trace to install a propane tank.
7. Unanimously approved a permit request by StrongTower Development at 43 Aberdeen Road to build a new home.
8. Unanimously approved a permit request by Linda Pierce at 35 Moonlight Lane Unit 2B to replace rotten deck boards, stairs, and railing and to remove a large crepe myrtle in their entry area.
9. Unanimously approved a permit request by BJCS Holdings at 152 Landing Drive to add a carport to their existing new home site.
10. Unanimously approved a permit request by Rodger & Darla Garrison at 189 Whisperwood Drive to replace their roof and gutters.
11. Unanimously approved a permit request by Lonnie Simpson at 700 Whisperwood Drive to replace their existing wooden seawall.
12. Unanimously approved a permit request by Gregory Anderson at 60 Vista Wood Lane to replace their roof and chimney flashing.
13. Unanimously approved a permit request by June Burns at 1252 Stillwaters Drive to replace rotten deck boards and touch up the paint on the exterior of their home.
14. Denied the request for a permit by Jacquie Johnson at 187 Myrtle Drive to remove five marked trees.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:03 pm.

A handwritten signature in black ink, appearing to read "Drew Heederik", written over a horizontal line.

DREW HEEDERIK CHAIRMAN

A handwritten date "12-03-2025" in black ink, written over a horizontal line.

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

December 3, 2025

CALL TO ORDER: Drew Heederik, the chairman, called the meeting to order at 3:57 pm. Perry Shy, Rusty Black, Tommy Stephenson, and Mike Dean were present. Liz Bradford and Anita Gardner were excused.

GUEST OF THE ARC: .

APPROVAL OF MINUTES: A motion was made to approve the minutes by Perry Shy. Tommy Stephenson 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 Cole at 181 Hickory Way to install a hot tub.
2. Unanimously approved a permit request by Beverly Massey to replace their existing boathouse and sea wall.
3. Unanimously approved a permit request by Judith Jager at 29 Hideaway Drive to repaint their house.
4. Unanimously approved a permit request by Benjamin Hayes at 62 Fawn Lane install a propane tank.
5. Unanimously approved a permit request by William Phillips at Lot 29 on Windchime Lane to install a fire pit.
6. Unanimously approved a permit request by Thomas Boshell at 54 Brookwood Lane to replace their roof with a metal roof.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:45 pm.



DREW HEEDERIK CHAIRMAN

12-17-2025

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

December 17, 2025

CALL TO ORDER: Drew Heederik, the chairman, called the meeting to order at 3:55 pm. Perry Shy, Rusty Black, Tommy Stephenson, Liz Bradford, and Mike Dean were present. Anita Gardner was excused.

GUEST OF THE ARC: .

APPROVAL OF MINUTES: A motion was made to approve the minutes by Perry Shy. Tommy Stephenson 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 Randy Smith at 23 Poplar Point to repair a water leak under the asphalt.
2. Unanimously approved a permit request by Regina Moseley at 25 Eagle Peak to install a storage adjacent to their existing deck.
3. Unanimously approved a permit request by Wyatt & Kathy DeWitt at 54 Wind Chime Lane to remove 4 trees.
4. Unanimously approved a permit request by Jim Hicks at 360 Chiquapin Pass to replace windows, sliding door, stain deck, and touchup paint house.
5. Unanimously approved a permit request by James Sulzby at 1563 Lakeview Ridge to replace their roof.
6. Unanimously approved a permit request by Henry Stern at 30 Maple Leaf Lane to replace their roof.

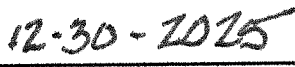
7. Unanimously approved a permit request by Linnie Dortch at 80 Briarwood Point to install a fence and repair their existing seawall.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:42 pm.



DREW HEEDERIK CHAIRMAN



DATE

