ARCHITECTURAL REVIEW COMMITTEE MINUTES

January 7, 2026

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

GUEST OF THE ARC:

APPRL 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 Daniel Kennedy at 696 Stillwaters Drive to build a new home.

2. Unanimously approved a permit request by Thomas Boshell at 54 Brookwood Lane to remove one tree leaning towards home.

3. Unanimously approved a permit request by Brooks Timmerman at 26 Mountain View Lane to add an extension to their kitchen.

4. Unanimously approved a permit request by Emory Maxwell at 85 Eastwood Lane to extend their parking area and level their walkway at their entrance.

5. Unanimously approved a permit request by Tim and Bev Massey at 81 Chinquapin Court to install a fence in their backyard.

6. Unanimously approved a permit request by Strongtower Development, LLC at 69 Prestwick Drive to build a new home.

7. Unanimously approved a permit request by Helen Neal at 1515 Lakeview Ridge Circle to replace their handrails and replace their exterior doors.

8. Unanimously approved a permit request by Brian Ogborn at 232 Deer Run Road to install a propane tank.

9. Unanimously approved a permit request by Darren Brown at 49 Landing Point to install a retaining wall and landscaping to the back of their patio.

10. Unanimously approved a permit request by Clarence Carter at 73 Maple Lane to replace his steps.

11. Unanimously approved a permit request by Troy Warren at 77 Lunker Court to resurface their floating dock.

12. Unanimously approved a permit request by Chris Pitchford at 709 Beach Island Trace replace rotten boards on piers, seawall, boardwalk, and boat house.

13. Unanimously approved a permit request by Elizabeth Langston at 131 Restful Cove to perform dredging in the slough adjacent to their property.

14. Unanimously approved a permit request by Cindy Hearn at 599 Stillwaters Drive to install a fence in their backyard.

OTHER BUSINESS:

The ARC reviewed the septic system section of Exhibit B and revised the section as needed.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:05 pm.

Drew Heederik

DREW HEEDERIK CHAIRMAN

01-21-2026

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

February 4, 2026

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 4:09 pm. Perry Shy, Tommy Stephenson, Liz Bradford & Anita Gardner were present. Drew Heederick & Rusty Black were excused.

GUEST OF THE ARC:

APPRL OF MINUTES: A motion was made to approve the minutes by Mike Dean. Tommy Stephenson & 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 Bob Taffet at 110 Lunker Ct. to replace 3 steps on the front porch.

2. Unanimously approved a permit request by Michael Bruce at 246 Blue Creek Cir. to repair seawall from wood to concrete.

3. Unanimously approved a permit request by Lavon Fuqua at 258 Whisperwood Dr. to replace vinyl siding with Hardie board & paint the house using original color.

4. Unanimously approved a permit request by Charlie Dark at 147 Fern Ridge Ct. to replace decking with composite, replace the bridge wood & repair fence near drive.

5. Unanimously approved a permit request by Estate of Virginia Barnes at 561 Lakeview Ridge to paint the shutters on the home as well as the front & back porch.

6. Unanimously approved a permit request by Keely Beasecker at 200 Whisperwood Dr. to remove marked trees & pressure wash & paint the dock & decking.

7. Unanimously approved a permit request by John R. Campbell at 36 Poplar Point to reframe & redeck the existing dock. Add new stairs & railings.

8. Unanimously approved a permit request by Thomas White at 111 Prestwick Dr. to add an aluminum rail & gate to the front porch.

9. Unanimously approved a permit request by William & Nora Lawson at 693 Lakeview Ridge to remove marked trees.

10. Unanimously approved a permit request by Sara Nolin at 43 S. Turkey Trot to add a boat house.

11. Unanimously approved a permit request by Joseph Scott at 118 Knollwood Dr. to replace the fill lines.

12. Unanimously approved a permit request by Aleem Gillani at 214 Blue Creek Cir. to replace the rip rap along the seawall.

OTHER BUSINESS:

ADJOURNMENT: Mike Dean adjourned the meeting at 4:55 pm.

MIKE DEAN ACTING CHAIRMAN DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

February 18, 2026

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

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 Tommy & Linda Hallmark at 91 Fawn Lane to construct a new home.

2. Unanimously approved a permit request by Brooke Bartol at 145 Greenview Lane to repair the back steps & decking.

3. Unanimously approved a permit request by Jennifer & Mark Amundsen at 261 Magnolia Crest to remove existing pier & floating dock & add a one slip boathouse with a storage room.

4. Unanimously approved a permit request by Joel Link at 683 Fairway Ridge to replace rotten decking boards.

5. Unanimously approved a permit request by Cynthia Cuppernell at 350 Moonbrook Dr. Unit 101 to remove existing rear deck & upgrade to pressure treated wood. Add lights & plants.

6. Unanimously approved a permit request by Taylor & Wendy Jenkins at 593 Beach Island Trace to repair seawall & add a floating dock with 2 poles attached to the seawall.

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 Sharyn Marshall at 620 StillWaters Dr. to remove marked trees.

9. Unanimously approved a permit request by Teresa & Amy Noggle at 131 Lakeview Ridge Circle to sand & re-stain the front door.

10. Unanimously approved a permit request by Ryan Melvin at 82 S. Turkey Trot to add an attached garage, re-build the front porch using stone & remove marked trees.

11. Unanimously approved a permit request by Richard Nelson at 48 Lake Vista Court to remove marked trees.

12. Unanimously approved a permit request by Katy Linteris at 236 Sunset Point Dr. to replace rotten wood, paint trim & porch.

13. Unanimously approved a permit request by Mona Tidwell at 136 Tanglewood Lane to remove marked trees.

14. Unanimously approved a permit request by Jane & Dick Merrifield at 59 Holly Ridge to move sprinkler heads & replace plants in the flower beds.

15. Unanimously approved a permit request by Robert Carlson at 847 StillWaters Dr. to level back yard, add topsoil, sand & sod.

16. Unanimously approved a permit request by Mitchell Caldwell at 691 Beach Island Trace to replace rotten boards on deck & remove marked trees.

17. Unanimously approved a permit request by William Henderson at 476 Beach Island Trace to replace field lines & add closing lid.

18. Unanimously approved a permit request by Richard Wilson at 164 Mountain View Lane to replace cedar siding & screens on screened porch.

19. Unanimously approved a permit request by Mike Newton at 188 Marina Point Rd. to remove screened porch & add 6 x 6 pillars.

20. Unanimously approved a permit request by Drew Heederik at 879 Lakeview Ridge to replace existing wood deck with Trex decking.

OTHER BUSINESS: Michael Phillips requested a building permit at 457 Whisperwood Dr. to place a garage with a workshop on the property. The ARC members voted & denied the permit request due to the metal siding.

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:54 pm.

Drew Heederik

DREW HEEDERIK CHAIRMAN

03-04-2026

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 4, 2026

CALL TO ORDER: Drew Heederik, chairman, called the meeting to order at 3:49 pm. Tommy Stephenson, Liz Bradford, Rusty Black, Mike Dean & Anita Gardner were present. Perry Shy was excused.

GUEST OF THE ARC:

APPRL 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 Emory Maxwell at 85 Eastwood Lane to erect a retaining wall 40' x 3'. Add a patio with a Solo stove. Remove marked trees.

2. Unanimously approved a permit request by Keel & Cunningham at 439 Whisperwood Dr. to construct a new home.

3. Unanimously approved a permit request by Tom Nicholson at 41 Lunker Ln. to add rock to the existing seawall.

4. Unanimously approved a permit request by David Harrell at 121 Magnolia Crest to remove existing decking & stringers. Replace decking with composite, add a cover to the boat slip, increase the area of the stationary dock.

5. Unanimously approved a permit request by Whitt & Lisa Smith at 197 Holly Ridge to install a moveable handicap ramp.

6. Unanimously approved a permit request by David Reaves at 209 Hickory Way to remove the existing roof & add new roof & rafters.

7. Unanimously approved a permit request by Evan Cotton at 161 Magnolia Crest to install windows in the basement & one non-opening window.

8. Unanimously approved a permit request by William Reeves at 85 Hideaway Dr. to replace roof.

9. Unanimously approved a permit request by Carolyn Brantley at 1540 Lakeview Ridge to replace rotten wood on ceiling joists & fascia. Replace roof with metal roof. Paint fascia, joists & floating dock.

10. Unanimously approved a permit request by John & Glenda Mitchell at 231 Lakeview Ridge Circle to add a pavilion with a kitchen. Add a in ground pool with decking & landscaping.

11. Unanimously approved a permit request by Thomas Neal at 15 Laurel Ridge Circle to add rock between neighbor & grass. Plant crepe myrtle trees.

12. Unanimously approved a permit request by Vicky McDonald at 1588 StillWaters Dr. to paint exterior soffit, doors, porch railings. Replace door downstairs on side porch.

13. Unanimously approved a permit request by Mike & Tina Dean at 160 Hideaway Dr. to install handrails on front porch. Stain to match porch posts.

14. Unanimously approved a permit request by Ciera Thomas at 44 Springwood Ln. to construct a new home.

15. Unanimously approved a permit request by Susan Marsh at Lot 36 Big Horn Ln. to construct a new home.

16. Unanimously approved a permit request by Katy Linteris at 236 Sunset Point Dr. to repair leak in roof.

17. Unanimously approved a permit request by Valarie Fourtenbary at 182 Fern Ridge Ln. to repair a clogged field line.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:46 pm.

Drew Heederik 03-18-2026

DREW HEEDERIK CHAIRMAN DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

March 18, 2026

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

GUEST OF THE ARC:

APPRL 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 Phillips at Lot 29 Windchime Ln. to add a detached garage with storage.

2. Unanimously approved a permit request by Antoine Building Co. at 79 Buckskin Ct. to construct a new home.

3. Unanimously approved a permit request by Virginia Nord at 241 River Birch Trail to construct a new home.

4. Unanimously approved a permit request by Renee Bennett at 272 S. Cardinal Heights to remove marked trees, remodel the exterior of the home. Add an elevator & a front porch. Change the pitch of the garage roof to match the front of the home.

5. Unanimously approved a permit request by Chris Sanders at 247 Sunset Point Dr. to add an outdoor kitchen, repair pool lights & repair a portion of the fence damaged by a storm.

6. Unanimously approved a permit request by Duchi Jones at 379 Holly Ridge to rebuild the dormers, replace handrails & add new shutters.

7. Unanimously approved a permit request by McIntyre Home Builders at River Birch Trail to extend the road by adding 5 lots. This is an Infrastructure permit.

8. Unanimously approved a permit request by John Clements at 475 Stagecoach Rd. to remove marked trees.

9. Unanimously approved a permit request by Holt Lewis, LLC at Lot 34 Palmer Dr. to construct a new home.

10. Unanimously approved a permit request by Ben Baker at 166 Hideaway Dr. to add a roof to the exterior components.

11. Unanimously approved a permit request by Fred & Sherry Weaver at 23 S. Cardinal Heights to repair septic drain field line.

12. Unanimously approved a permit request by William Vargo at 7 S. Cardinal Heights to replace the retaining wall & remove 3 stumps.

13. Unanimously approved a permit request by Steve Slayman at 185 Eagle Peak # 12 to re-paint using the same color.

14. Unanimously approved a permit request by Frank Grier at 275 Fern Brook Dr. to remove marked trees.

15. Unanimously approved a permit request by Ranea Breen at 176 Hideaway Loop to re-paint home.

16. Unanimously approved a permit request by Lynn Bearden at 515 Beach Island Trace o remove marked trees.

17. Unanimously approved a permit request by Josh Vogel at 158 Vista Wood to remove marked trees.

18. Unanimously approved a permit request by Damon Stiff at Lot 1 Vista Wood to construct a new home.

19. Unanimously approved a permit request by Stamey Construction, LLC at 26 Greensbrook Ln. to construct a new home.

OTHER BUSINESS:

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

Drew Heederik

DREW HEEDERIK CHAIRMAN

03-31-2026

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 1, 2026

CALL TO ORDER: Drew Heederik called the meeting to order at 3:58 pm. Perry Shy, Rusty Black, Tommy Stephenson, & Mike Dean were present. Anita Gardner and Liz Bradford 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 Brett Maddux at 67 Magnolia Crest to perform erosion repairs and landscaping on his property.

2. Unanimously approved a permit request by Paul & Gina Smith at 23 Poplar Point to replace siding, repaint, and replace their fence.

3. Unanimously approved a permit request by Mary Murphy at 127 Hideaway Drive to paint the slats under their porch.

4. Unanimously approved a permit request by Larry Hatcher at 25 Red Bird Lane to re-sod their yard.

5. Unanimously approved a permit request by Rita McCollister at 156 Magnolia Crest to remove 8 trees.

6. Unanimously approved a permit request by Charles Frazier at 15 Hideaway Drive to remove shutter and trim accent pieces from their home, perform touchup painting, and install solar lights.

7. Unanimously approved a permit request by Don Allen at 330 Sunset Point Drive to repaint their house.

8. Unanimously approved a permit request by Clint Whitaker at 50 Maple Leaf Lane to place a dumpster at their residence for remodeling project.

9. Unanimously approved a permit request by Allen Stern at 154 Hideaway Drive to modify and repaint their screened porch and remove on entry door.

10. Unanimously approved a permit request by Andrew Morgan at 45 Long Leaf Way to remove 2 trees.

11. Unanimously approved a permit request by Josh Moore at 56 Buckskin Court to build a storage shed.

12. Unanimously approved a permit request by Todd Cowan at 95 Mallard Lane to extend their master suite.

13. Unanimously approved a permit request by Kim Williams to add additional landscaping, perform some grading, and irrigation repairs.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:53 pm.

Drew Heederik

DREW HEEDERIK CHAIRMAN

04-14-2026

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

April 15, 2026

CALL TO ORDER: Drew Heederik called the meeting to order at 4:02 pm. Perry Shy, Liz Bradford, & Mike Dean were present. Anita Gardner, Rusty Black, and Tommy Stephenson were excused.

GUEST OF THE ARC:

APPRL 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 Drew Heederik at 879 Lakeview Ridge to replace their back entry door.

2. Unanimously approved a permit request by Randy & Alice Smith at 12 Poplar Point to replace their roof.

3. Unanimously approved a permit request by James & Deanna Malpass at 36 Buckview Lane to remove 10-12 trees that are near their house and carport.

4. Unanimously approved a permit request by Jonathan Ratliff at 700 Whisperwood Drive to replace their roof.

5. Unanimously approved a permit request by Guy Alexander at 324 Holly Ridge to remove two sweet gum trees.

6. Unanimously approved a permit request by Kay Funderburk at 36 Stillwaters Grove to remove three trees and install gravel in drainage area.

7. Unanimously approved a permit request by Kathryn Dickey at 76 Overlook Court to repaint their front entry door and replace one board on their porch.

8. Unanimously approved a permit request by Rod & Darla Garrison at 189 Whisperwood Drive to remove marked trees and perform storm cleanup.

9. Unanimously approved a permit request by Nathan Pack at 1541 Stillwaters Drive to replace boxwood shrubs in front of house with nandinas.

10. Unanimously approved a permit request by Mike & Christy Manahan at 47 Poplar Point to resurface their dock and replace railing.

11. Unanimously approved a permit request by Asma Alwan at 390 Whisperwood Drive to repair their storm damaged floating dock.

12. Unanimously approved a permit request by Thomas White at 111 Prestwick Drive to add an outdoor kitchen and add flagstone on their front and back porches.

13. Unanimously approved a permit request by Michael Bruce at 246 Blue Creek Circle to replace their boathouse.

14. Unanimously approved a permit request by Ken Navratil at 321 Sunset Point Drive to add an attached garage and driveway to street.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:42 pm.

Drew Heederik 05-06-2026

DREW HEEDERIK CHAIRMAN DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

May 20, 2026

CALL TO ORDER: Mike Dean, acting chairman, called the meeting to order at 4:04 pm. Perry Shy, Liz Bradford, Tommy Stephenson, Rusty Black, & Anita Gardner were present. Drew Heederick was excused.

GUEST OF THE ARC:

APPRL OF MINUTES: A motion was made to approve the minutes by Mike Dean. 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 Wyatt & Kathy Dewitt at 54 Wind Chime Lane to repair the roof drippage & add a ridge cover to existing roof.

2. Unanimously approved a permit request by David Fennigan at 333 Whisperwood Dr. to add a generator to the home.

3. Unanimously approved a permit request by Cal Jones at 377 Aberdeen Rd. to construct a new home.

4. Unanimously approved a permit request by Hayden Carter at 344 Aberdeen Rd. to construct a new home.

5. Unanimously approved a permit request by Peter Van Parys at 109 Laurel Ridge to replace the existing storm door.

6. Unanimously approved a permit request by Ted Melancon at 1216 Lakeview Ridge Cir. to add a generator to the home.

7. Unanimously approved a permit request by Kevin Mills at 669 Beach Island Trace to add a patio fireplace, install Sunspace window system & add a 10 x 19 boat dock.

8. Unanimously approved a permit request by Allen Stern at 154 Hideaway Dr. to repair & replace the existing gutter damaged by a storm.

9. Unanimously approved a permit request by Christopher Chavis at 80 Brookwood Lane to replace the existing roof shingles using the same color.

10. Unanimously approved a permit request by William McColl at 499 Holly Ridge to replace existing roof.

11. Unanimously approved a permit request by Brett Maddux at 67 Magnolia Crest to repair water damage.

OTHER BUSINESS: Bob Taffett submitted a building permit request to add a temporary sign to the front gate to notify residents of the July Fourth parade. The ARC members voted & approved the sign.

ADJOURNMENT: Mike Dean adjourned the meeting at 5:00 pm.

6-3-2026

~~DREW HEEDERIK~~ CHAIRMAN DATE

Mike Dean

ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 3, 2026

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

GUEST OF THE ARC: Bob Taffet

APPRL OF MINUTES: A motion was made to approve the minutes by Drew Heederick. 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 Thomas Stephenson at 156 Holly Ridge to replace the existing gutter leaf guards.

2. Unanimously approved a permit request by James DeLamar at 191 Landing Dr. to add a 4-foot black aluminum fence to the backyard.

3. Unanimously approved a permit request by Mike Hilyer at 825 StillWaters Dr. to add a 10' x 11'6" addition to rear deck.

4. Unanimously approved a permit request by Jimmy Shunnara at 11 Pineview Ln. to paint, change the porch elevations, add a new driveway, add a golf cart carport & add gutter.

5. Unanimously approved a permit request by James Wall at 809 Vista Wood Dr. to remove marked trees.

6. Unanimously approved a permit request by Nora Williams at 10 Eagle Peak Circle to replace the back deck with Trex & replace the existing stairs.

7. Unanimously approved a permit request by Linda Echols at Lot 2 Beach Island Trace to construct a new home.

8. Unanimously approved a permit request by Roger Jones at 75 Pebble Beach Ln. to change the existing size of the dock & add a boat slip.

9. Unanimously approved a permit request by Charles Lehman at 258 Holly Ridge to repair the soffit trim, repaint areas the power washer peeled.

10. Unanimously approved a permit request by Lee Eastman at 38 StillWaters Point to repair rotten deck boards & joists. Paint using the same color.

11. Unanimously approved a permit request by Alan Yates at 7 Eagle Peak Circle to replace the existing roof & door.

12. Unanimously approved a permit request by Mark Grow at 90 Hideaway Loop to screen the back porch.

13. Unanimously approved a permit request by James M. Edwards at 117 Restful Cove to remove a fallen tree & repair the damaged lattice.

OTHER BUSINESS: Bob Taffett submitted a building permit request to add a temporary sign to the front gate notifying residents of the July Fourth parade. The sign was ordered before the permit was approved. The ARC members voted & approved a fine of $50.00.

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:51 pm.

Drew Heederik

DREW HEEDERIK CHAIRMAN

06-15-2026

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

June 22, 2026

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

GUEST OF THE ARC:

APPRL OF MINUTES: A motion was made to approve the minutes by Drew Heederick. 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 Samantha Bunn at 291 Chinquapin Pass to remove marked trees.

2. Unanimously approved a permit request by Clinton & Jamie Davis at 55 S. Turkey Trot to construct a new home.

3. Unanimously approved a permit request by Lee Eastman at 38 StillWaters Point to amend the existing permit.

4. Unanimously approved a permit request by Mike & Debra Knight at 335 Dogwood Trail to replace the existing shrubs on the front of the home.

5. Unanimously approved a permit request by Pamela Mashburn at 60 Brookwood Ln. to remove marked trees.

6. Unanimously approved a permit request by Rita McCollister at 156 Magnolia Crest to replace the windows on the first floor of home.

7. Unanimously approved a permit request by John Twiss at 87 River Birch Trail to construct a wall approximately 110' x 2.5' to prevent erosion.

8. Unanimously approved a permit request by Lisa Vance at 259 Deer Run Rd. to replace the existing sod with new & add shrubs/trees.

9. Unanimously approved a permit request by Autumn Lindsey at 60 Hart Ln. to remove existing deck & replace with 12' x 21' deck. Add a 12' x 18' screened porch.

10. Unanimously approved a permit request by Thomas Stephenson at 156 Holly Ridge to remove & replace concrete on boat ramp, replace fencing around family rose, & reinstall one gutter.

11. Unanimously approved a permit request by Michael Elliot at 96 Fern Ridge Ct. to add to the existing deck with a 14' x 24' & a 7' x 14' addition.

12. Unanimously approved a permit request by William Phillips at 457 Whisperwood Dr. to amend the existing permit.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:41 pm.

Drew Heederik

DREW HEEDERIK CHAIRMAN

07-01-2024

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

July 1, 2026

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

GUEST OF THE ARC:

APPRL OF MINUTES: A motion was made to approve the minutes by Drew Heederick. 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 Alisa Ray at 246 Whisperwood Dr. to repair rotten boards on the dock.

2. Unanimously approved a permit request by Jane & Dick Merrifield at 59 Holly Ridge to repair the damaged mailbox & reposition of the mailbox pole.

3. Unanimously approved a permit request by Gerald Carter at 561 Lakeview Ridge to add landscaping to the backyard.

4. Unanimously approved a permit request by Beverly Easterwood at 156 Moonbrook Dr. to paint the exterior of the home & existing shed.

5. Unanimously approved a permit request by Jonathan Ratliff at 700 Whisperwood Dr. to remove marked trees.

OTHER BUSINESS: Kay Funderburk of 23 StillWaters Grove added sod to the property & a metal roof over the existing deck. This was done without requesting a building permit. The ARC members voted & approved a fine of $225.00.

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:53 pm.

Drew M. Heederik

DREW HEEDERIK CHAIRMAN

07-21-2026

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

July 22, 2026

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

GUEST OF THE ARC: John Colletta & Lee Eastman

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 William Reed at 200 Sunset Point Dr. to repair/replace rotten wood on the front porch columns.

2. Unanimously approved a permit request by Lee Eastman at 38 StillWaters Grove to remove marked trees.

3. Unanimously approved a permit request by Robert Dennis at 8 Poplar Point to replace existing roof.

4. Unanimously approved a permit request by John Manasco at Lot 89 Shadow Lane to construct 2 wooden bridges for a walking path to the dock. Remove marked trees.

5. Unanimously approved a permit request by Clarence Carter at 73 Maple Lane to paint steps using the original color.

17. Unanimously approved a permit request by Nancy Eldridge at 435 Holly Ridge to remove marked trees.

18. Unanimously approved a permit request by Nichole Pezold at 71 Hideaway Dr. to paint the home using the same color.

19. Unanimously approved a permit request by Kay Funderburk at 23 StillWaters Grove to add a concrete drive to property.

20. Unanimously approved a permit request by Barry Stanley at 750 Vista Wood Dr. to remove marked trees.

21. Unanimously approved a permit request by Scott Harris at 188 Fern Ridge Lane to add skirting to back deck, add lower deck with a pergola. Paint to match existing colors.

22. Unanimously approved a permit request by Ethelinda Barlow at 4 Eagle Peak Circle to remove marked trees.

OTHER BUSINESS: John Colletta of 82 Restful Cove visited the ARC to ask that the fines accrued while building the home be excused. The ARC members examined each fine and determined that they were legitimate. The ARC members voted, and the decision was made to leave the fines in place.

Lee Eastman, SWRA board president, visited the ARC asking the members to review Exhibit B of the 1987 covenants to preserve more green spaces in the community. Lee provided a copy of the research the Board completed including possible options to preserve green space in StillWaters.

ADJOURNMENT: Drew Heederik adjourned the meeting at 5:16 pm.

Drew Jon Heederik

DREW HEEDERIK CHAIRMAN

08-05-2026

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

August 5, 2026

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

GUEST OF THE ARC:

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 Pat & Arthur Carlton at 77 Tanglewood Lane to remove existing docks & add a boathouse. Pour a concrete seawall, remove a marked tree.

2. Unanimously approved a permit request by Autumn Lindsey at 60 Hart Lane to remove four marked trees.

3. Unanimously approved a permit request by Andrew Morgan at 45 Long Leaf Way to replace rotten wood & roof.

4. Unanimously approved a permit request by Jimmy Henley at 226 Sunset Point Dr. to replace existing gutters with new.

5. Unanimously approved a permit request by Charles& Tricia Barber at 56 Magnolia Crest to replace rotten siding & paint home.

6. Unanimously approved a permit request by Charles Frazier at 15 Hideaway Drive to replace all windows in the home.

7. Unanimously approved a permit request by Rhonda Jaye at 769 Beach Island Trace to replace all windows in the home, add natural rock drain with plants to side of home. Repair the seawall.

8. Unanimously approved a permit request by Lucas & Hali Epperson at 384 Palmer Drive to add a black aluminum fence to backyard.

OTHER BUSINESS: Construction Consultants requested a permit to build a new home at 57 Doe Lane (lot 54 Deer Run Phase 2, Block 1). This permit request was tabled until further information is submitted to the ARC.

Construction Consultants requested a permit to build a new home at 114 S. Fern Ridge (lot 8 Fern Brook, Phase 2). This permit request was tabled until further information is submitted to the ARC.

Van Ausdall Construction, LLC requested a building permit to build a new home at 586 StillWaters Drive (lot 40 Pine Ridge Phase 2). This permit request was tabled until further information is submitted to the ARC.

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

Drew Heederik

DREW HEEDERIK CHAIRMAN

08-19-2026

DATE

ARCHITECTURAL REVIEW COMMITTEE MINUTES

August 19, 2026

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

GUEST OF THE ARC:

APPRL 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 Scott Harris at 188 Fern Ridge Lane to add a greenhouse & landscaping for a Bonsai Garden.

2. Unanimously approved a permit request by Van Ausdall Construction, LLC at 586 StillWaters Drive to add a new home.

3. Unanimously approved a permit request by Randall Nykamp at 78 Eastwood Lane to remove marked trees.

4. Unanimously approved a permit request by Ben Whittaker at 18 Hart Lane to add gutters & downspouts.

5. Unanimously approved a permit request by Rob Duffield at 336 Dogwood Trail to remove marked trees.

6. Unanimously approved a permit request by Keely Beasecker at 200 Whisperwood Drive to add a swimming pool & aluminum fence.

7. Unanimously approved a permit request by Betty & Michael Wood at Lot 27 StillWaters Drive to add a new home.

8. Unanimously approved a permit request by Scott Cook at 649 Fairway Ridge to repair the retaining wall & stain to match the existing color.

9. Unanimously approved a permit request by Mike & Marie Steele at 91 Tanglewood Lane to landscape the front yard, paint home & remove marked trees.

10. Unanimously approved a permit request by Richard Sommers at 24 Poplar Point to replace rotten siding on garage with Hardie & paint to match existing color.

11. Unanimously approved a permit request by Tricia Barber at 56 Magnolia Crest to remove tall bushes in front yard, add smaller ones with flowers in the front of bushes.

12. Unanimously approved a permit request by Rocky Smith at 288 Blue Creek Circle to extend stack stone wall & repair drainage pipes.

13. Unanimously approved a permit request by Tony & Annette Thacker at 91 Prestwick Drive to screen back porch.

14. Unanimously approved a permit request by Drew Walch at 222 River Birch Trail to add fence to backyard.

15. Unanimously approved a permit request by Construction Consultants of Alabama at 114 S. Fern Ridge to add a new home.

16. Unanimously approved a permit request by Construction Consultants of Alabama at 57 Doe Lane to add a new home.

17. Unanimously approved a permit request by Jeff Smith at Marina Point Road to remove marked trees.

OTHER BUSINESS:

ADJOURNMENT: Drew Heederik adjourned the meeting at 4:59

Drew Heederik

DREW HEEDERIK CHAIRMAN

09-09-2026

DATE