

**Swift Creek Community Guidelines/Architectural Review Committee**  
**April, 2006**  
**Modified February, 2010**

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**Statement of Purposes & Objectives**

The Developer of Swift Creek, The Declarant, is desirous of an aesthetically pleasing and functionally convenient community and for that purpose has declared and recorded Declaration of Covenants, Conditions, Restrictions and Easements of Swift Creek Community (Covenants) applicable to all improvements within Swift Creek Community. The Architectural Review Committee, ARC, has been established to define and interpret aesthetic standards in Swift Creek Community and examine, approve or disapprove all proposed improvements within Swift Creek Community. This document is intended to supplement and aid in administration and implementation of the Covenants.

ARC approval must be obtained for landscaping, cut and fill operations, and drainage, as well as the removal of any existing vegetation. (also see Covenants, Article IV, 3)

The development philosophy for Swift Creek is rooted in a commitment to design quality, ensuring that materials are best used to enhance the natural beauty. In all instances, the Declarant has a strong determination and desire to create a superior living environment for generations to come, through the preservation of the natural character of the community.

**Design Philosophy**

The architectural design concept for Swift Creek is that buildings should, in general, be unobtrusive in form and color in order to complement their natural setting.

No particular period style or geographic influences are specifically endorsed or encouraged. Design details or concepts from numerous styles might be appropriate if harmoniously used in a structure. The main concern is that Swift Creek be homogenous in feeling with a park-like setting free from shapes, colors, and design statements which vie for attention. Buildings should not be created as a total entity but rather as a planned addition to the individual site embracing the natural setting and neighborhood design characteristics.

**Architectural Review Committee**

The Architectural Review Committee and review process has been established for the purpose of defining aesthetic standards for construction in Swift Creek Community, and for examining, approving or disapproving any and all proposed or modified improvements for building sites.

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Architectural and design review shall focus on, but not be limited to, the following objectives:

1. Preventing excessive or unsightly grading, indiscriminate earth moving or clearing of property, removal of trees and vegetation which could cause disruption of natural waterways or scar natural land forms.
2. Ensuring that the location and configuration of the proposed improvements are visually harmonious with the terrain and do not unnecessarily block scenic views from existing structures or tend to dominate any general development or natural landscape.
3. Ensuring that the architectural design of proposed improvements and their materials and colors visually enhance Swift Creek Community's overall appearance.
4. Ensuring the plans for landscaping provide visually pleasing settings for structures on the same lot and on adjoining or nearby lots, and blend harmoniously with the natural landscape.
5. Ensuring that any proposed improvements comply with the provisions of these guidelines and the covenants set forth in the applicable declarations.
6. Promoting building design and construction techniques that respond to energy consumption and environmental quality consideration such as heat loss, air emissions, and run-off water quality.

**Enforcement Powers**

(also see Covenants, Article IV, 17; Article VII, 1 & 2)

1. The ARC reserves the right during construction of the proposed improvements, as a part of its approval process, to enter the lot to inspect the proposed improvements to assure their compliance with the approved plans and specifications.
2. If any improvements shall be made without the approval of the ARC, or are not in compliance with the approved plans and specifications, then owner shall, upon written demand, cause the improvements to be removed or restored to their original condition, within ten (10) days from the date of written demand, and such owner shall bear all costs and expenses of such restoration or removal, including costs and reasonable attorney's fees of the ARC.

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3. If owner has not removed or restored or commenced to remove or restore the unapproved proposed improvements within the period set forth in subparagraph 2, the ARC shall have the right to institute an action to recover sums due, for damages or to seek injunctive relief to require the owner to cease, remove or restore the unapproved proposed improvements. Any violation of requirements, set forth herein which may not be adequately compensated by recovery of damages, the ARC, on behalf of the Association, may seek an injunction to restrain a violation or breach or threatened violation or breach.

**Basis for Decision**

Approval shall be granted or denied by the ARC based upon the standards and guidelines promulgated by the ARC from time-to-time, including:

- 1) Compliance with the provisions of the Covenants and these Design Guidelines;
- 2) The quality of workmanship and materials;
- 3) The harmony of external design with the surroundings;
- 4) The effect of the construction on the appearance from surrounding property; and
- 5) Such other factors, including purely aesthetic considerations, which in the sole opinion of the ARC, shall affect the desirability or suitability of the construction.

It is possible, therefore, that a home might meet the individual criteria required and still not receive approval, if in the sole judgment of the ARC, its overall aesthetic impact is unacceptable. The approval of any application for one home site shall not be construed as creating a precedent or any obligation on the part of the ARC to approve applications involving similar designs pertaining to different home sites.

**Limitations of Responsibility**

The primary goal of the ARC is to review the application, plans, materials, and samples submitted to determine whether the proposed structure conforms in appearance with these Design Guidelines. The ARC does not assume responsibility for the following:

1. Structural adequacy, capacity, or safety features of the proposed structure.
2. Soil conditions or erosion requirements.
3. Compliance with building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or quality of work by any contractor.

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**Administrator**

The ARC may appoint an Administrator to handle the day-to-day responsibilities of processing submissions and coordinating with owners, including the following:

1. Explanation and interpretation of Design Guidelines.
2. Providing pre-design conferences to consider existing data relating to a particular home site, adjacent, or planned homes, easements, setbacks, etc.
3. Scheduling of all meetings and member notification.
4. Review job progress, schedule ARC inspections, and issue applicable ARC permits and certifications.

**Meetings**

Meetings may be called by the ARC or their Administrator.

Anyone wishing to appear before the ARC in conjunction with a construction application shall notify the ARC Administrator and request to appear at least one week prior to the next scheduled meeting. All appearances before the ARC shall be limited to ten (10) minutes. Due to the technical nature of the proceedings, it is preferred that the architect or building contractor make such presentations.

**Minutes/Notification**

All decisions of the ARC will be recorded in minutes taken at ARC meetings. Plans and specifications will be retained by the ARC as part of the record. Applicants will be notified within five (5) working days of all decisions by the Committee.

**Fees and Bonds**

1. Administration Fee (also see Covenants, Article IV, 2)

The ARC requires the payment of an administration fee at the time of application. The fee is non-refundable and should be made payable to Swift Creek Community Owners' Association.

- |                                                                         |             |
|-------------------------------------------------------------------------|-------------|
| a. Single Family Residences                                             | \$1,000.00* |
| b. Modifications to existing structures or grounds<br>(*or actual cost) | \$ 250.00*  |

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2. Compliance Deposit

a. The ARC may require that each owner submitting plans and specifications for a proposed improvement shall place on deposit with the Association, a sum of money, which shall be a compliance deposit. The purpose of the compliance deposit is to provide the ARC and the Developer with funds to pay the cost of repair for any damage caused by construction personnel or equipment of the adjacent property, amenities, and common areas or may be used to pay the cost to clean the construction site, common area or adjacent properties, if necessary. Additionally, the funds may be used to complete the proposed improvement in the event that the owner fails to complete construction of the proposed improvements in accordance with the approved plans and specifications, including the approved landscaping or fails to clean up the construction site. In addition, the compliance deposit funds may be used to pay the attorney's fees of the ARC in the event that it is required to obtain the services of an attorney to enforce compliance. The funds constituting the compliance deposit shall be held in an interest bearing account.

b. The amount of the compliance deposit will be computed as follows:

Existing structures or grounds: \$50 to \$500

New construction: \$5000

The foregoing amounts shall not constitute a limit on the owner's liability but will be applied against the total cost of enforcement of these provisions including, without limitation, the cost of removal or restoration, construction in accordance with the approved plans and specifications, attorney's fees and court costs.

c. In the event that the owner does not comply with his obligations hereunder including, without limitation, construction of any unapproved proposed improvement or failure to construct in full accordance with the approved plans and specifications, the ARC shall give the owner written notice of the non-compliance and ten (10) days to cure the non-compliance. If such non-compliance is not cured, the ARC may use the compliance deposit to complete the construction or remove and restore the unapproved proposed improvements or to retain an attorney. Upon a violation as set forth herein, the ARC shall be entitled to retain the entire compliance deposit amount, even if the entire amount is not utilized. Such coverage shall be deemed a penalty for such failure. (non-compliance penalty)

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- d. In order to determine compliance and completion for the disposition of compliance deposit, owner/builder shall contact the ARC for final in-field inspection. Certificate of Occupancy will not be granted until said compliance inspection is completed and the property is deemed to be in compliance with all plans and specifications as submitted to and approved by the ARC.

**Builder Qualifications**

The ARC insists that the quality of the construction of homes be in keeping with our standards for excellence in design. Architectural designs are simply plans. Execution of those plans requires experience. It is for these reasons that we require an application, and have set the following criteria for approval of Builders.

All Builders must be pre-approved by the Developer prior to ARC Review of construction plans of each residence to be built within Swift Creek Community. Builders are approved to construct homes on specific lots, and blanket approvals will not be granted. The Swift Creek lot owner and lot number must be included on each application. The fact that a Builder may be approved does not constitute a guaranty by the ARC, the Association or the Developer of the quality of the work. All construction defects shall be handled by the Builder. The owner shall rely upon the warranty provided by the Builder to correct any defects. See enclosed Builder Application Forms.

1. The Builder must be a state-licensed general contractor and submit a completed Builder Application Form to the Developer.
2. The Builder must have at least five (5) years experience in building custom, single-family homes.
3. The Builder must provide pictures, along with the names, addresses and telephone numbers, of homes built during the last two (2) years and a recommendation from at least three (3).
4. The Builder must provide a complete list of primary subcontractors and suppliers.
5. The Builder must supply a letter from a lender which establishes his financial ability to construct a custom home and his financial stability over the last three (3) years.
6. The Builder must provide a certificate of insurance of limits no less than Three Hundred Thousand Dollars (\$300,000) per occurrence with Five Hundred Thousand Dollars (\$500,000) aggregate for liability and casualty coverage.

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7. The Builder agrees to supply a current financial statement or other information, to verify Builder's financial condition, if requested by the developer.

The above criteria have been established for the protection of the community as a whole. The intent is not to stifle competition; but in fact, to encourage it. A Builder's reputation is only earned through experience, customer satisfaction and efficient management.

**Variances**

(see also Covenants, Article IV, 3)

All variance requests pertaining to ARC areas of responsibility must be made in writing to the ARC. Any variances granted shall be considered unique and will not set any precedent for future decisions.

**Design Review Procedures**

The following is an outline of the procedures for plan submissions for single-family detached homes. All plans are to be submitted to the ARC for review by use of a Design Review Application form, which is available at the Swift Creek Association Office or online at [www.swiftcreeklots.com](http://www.swiftcreeklots.com).

Approved applications are valid for one (1) year from date of approval. After one (1) year, applications expire and become invalid. If applicant wishes to proceed with project after date of expiration, he must reapply for new approval by use of another Design Review Application for new construction.

A. Professional Consultants

Selection of a Florida registered architect and landscape architect is recommended.

B. Preliminary Plans

At the discretion of the applicant, a schematic or design concept may be submitted to the ARC in order to determine suitability of a particular design for Swift Creek.

C. Design Review Application Forms

These forms are available at the Swift Creek office and must be completed and included with all Final Submissions packages.

D. Final Submission

In order to provide a systematic and uniform review of the proposed construction, one set of architectural plans and specifications signed and sealed by a registered Florida engineer are required. Plans and specifications shall be completed and detailed to the point that all

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significant aspects of construction are clearly identified and understandable by construction professionals.

As a minimum, the drawings shall include:

1. Site Plan(see Exhibit A) at not less than 1"=20' (or other suitable scale) showing all trees with a caliper greater than eight inches (8") at a height greater than four feet (4') above grade, all grades/topography, horizontal and vertical improvements with pertinent dimensions, setbacks, easements, etc., indicating:
  - a. Access street(s) and walkway(s), drives and other exterior improvements, including material and color.
  - b. Grading drainage plan (including existing and changes to (before & altered) topographic data and tree survey information), including on-site retention areas.
  - c. Fill plan, if any (indicating run-off and tree preservation method).
    - i. Culvert(s), location and size and flow direction.
  - d. Service entry to lot of water, electricity and telephone, TV Cable, and reclaimed water.
  - e. Building plans to scale, indicating all structures and other improvements.
  - f. Location and identification of special features. (e.g., drainage ditches, nearby easements, adjacent structures, etc.)
  - g. Location of contractor ID sign, outdoor toilet facility and dumpster.
  - h. Existing grade notated
  - i. Tree survey on site plan (see exhibit A)
  - j. Finished Grade Elevation and Finished Floor Elevation (min. 18" difference).
2. Floor Plans: In a scale appropriate to show all detail including an exact computation of the square footage stated by floor and finished floor elevations.
3. Roof Plans.
4. Foundation Plans.
5. Elevations: Depicting all four (4) sides, including hidden views. (Must be appropriate to topography of the site.) Scale 1/8" + 1"-0" (minimum)
  - a. Total height dimension.

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- b. Exterior treatment to include all materials, door and window fenestration, walls, fences, A/C enclosures, chimney, pool equipment enclosures, etc.
- 2. Typical Wall and Building Sections Depicting:
  - a. Materials.
  - b. Roof Pitch (minimum 6:12)
  - c. Fences, screens, exterior walls, etc.
  - d. Ceiling height (minimum 9' on first floor)
- 3. Details Depicting:
  - a. Design features and other improvements requiring clarifications. i.e. shutters, brick lintels
  - b. Fascia and trim details including drip edge.
  - c. Doors and windows.
  - d. Garage Doors.
  - e. Driveways and sidewalks.
- 8. Patios, Decks, Balconies, Verandas, Porches, etc.
- 9. Exterior lighting:
  - a. Details with product photos.
  - b. Shielded floodlights.
  - c. Interior lighting and elements which may be readily visible from the outside
- 10. Final Landscape Plan:  
At the scale of site plan, including:
  - a. Boundary: Indicate all perimeter property lines, setbacks, dedicated easements and north arrow.
  - b. Building setbacks: Minimum of 30ft. front or at any side adjacent to the road, 20ft. rear, and 10ft. sides (if interior lot).
  - c. Perimeter Areas: Reflect all adjacent site conditions and surrounding roadways, lakes and pertinent features, which may affect the subject property.
  - d. Hardscape: Indicate all proposed vehicular and pedestrian circulation treatments, swimming pool location and configuration, miscellaneous amenity

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- elements, garden features and permanent site furnishings which may affect the use of the site.
- e. Utility Elements: Show all air conditioner equipment locations and details of screening, mailbox location, exposed utility meters, garbage areas, pool equipment and any service or utility elements which may require landscape treatment or buffer screening.
  - f. Decorative Grading: Indicate general existing grades and all proposed decorative grading (earth berming) at one foot (1') intervals.
  - g. Existing Vegetation: Based upon the current tree survey, accurately identify and locate all existing vegetation with a caliper of eight inches (8") or greater, which is intended to be removed, remain or be relocated on the site.
  - h. Proposed Vegetation: Provide a comprehensive landscape layout for all trees, palms, shrubs, ground covers, vines and sod which are proposed throughout the site.
  - i. Street Tree Location: See Landscape Standards (Section V, under C, #2-Street Trees)
  - j. Plant List: Identify all proposed vegetation with a plant list that reflects the scientific and accepted common name, height, spread, caliper, or size at time of installation, as well as any necessary remarks which may be required to clearly portray the technical needs for design review, and/or final installation purposes.
  - k. Irrigation Plan - 15 GPM maximum, 40 psi @ curb, pantone purple lines, etc., or as needed to comply with current city and county specifications for irrigation water supply.

**E. Final Stakeout**

Concurrent with final submission, the owner or contractor will provide a string stakeout of the lot lines and building lines for review by the ARC. All trees to be removed must be clearly indicated. The stakeout will be accomplished by a licensed Florida surveyor and will include all significant corners of the proposed improvements to the property. (Note: construction area must be enclosed with mesh fencing.)

**F. Building Permit**

Upon approval by the ARC of the final plans and the stakeout, the owner may then submit to the city or other agencies for a building permit. City permits will not be issued prior to SCCOA-ARC notification of approval.

**G. Construction Start**

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Upon receipt of the ARC approval and the city building permit, the owner may commence construction. The construction site will be surveyed by a professional surveyor prior to the commencement of construction. The ARC reserves the right to inspect in the field for compliance during any stage of construction. A specific requirement for inspections is as follows. Please call the Association Office to arrange the on site meeting:

- a. initial stake-out meeting (with four corners of building staked and trees marked)
- b. when the foundation is formed (before pouring concrete).
- c. when the shingles arrive (before installing)
- d. when the sidewalk and driveway are formed (before pouring concrete).
- e. for final approval.

(Non-compliance with these requirements may dictate forfeiture of construction deposit).

**H. Survey/Certificate of Occupancy/Compliance Deposit**

Upon completion of foundation, a foundation survey will be provided to the ARC by the Owner/Contractor. Upon completion of construction of the dwelling, the Owner or Contractor will be responsible to submit the following to the ARC:

1. Final survey certificate by surveyor.
2. As-built set of drawings.
3. Certificate of Occupancy by the city. (See below.)

Upon certification by the ARC that all improvements have satisfied the Design Guidelines, the ARC will issue a final approval. No residence within SCC may be occupied by any person until a final approval is issued by the ARC and a Certificate of Occupancy issued by the city if property is in compliance. Within sixty (60) days of final approval, the Developer will return the compliance deposit as is appropriate. The City of Niceville will not issue a Certificate of Occupancy prior to notification from SCCOA-ARC that construction is approved.

**Landscape Standards**

*Introduction*

The goal of the Architectural Review Committee (ARC) is to provide for the sensitive enhancement of the environment encouraging an ongoing planting program which adheres to a natural theme. Preservation of the natural character and indigenous plant communities is the primary consideration for landscape design at Swift Creek. Plants and planting arrangements which reinforce this theme in keeping with the character of Swift Creek are expected.

*Landscape Plan Submittal Requirements*

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To ensure that the unique natural elements which create the visual appeal of the community are preserved and enhanced, and that any proposed vegetative improvements are kept consistent for the benefit of all, a comprehensive landscape plan and plant list will be required for all proposed home site construction projects. The ARC reserves the right to approve or disapprove any such submission and may, at its sole discretion, make suggestions or require modifications which may be appropriate to bring the proposed landscape plan into compliance with the Design Guidelines of Swift Creek Community.

In order to insure a mature, grown-in appearance upon installation, the ARC may require a minimum of five percent (5%) (excluding automatic irrigation system) of the total estimated construction cost and lot value to be applied toward landscaping. At its discretion, the ARC further retains the right to increase landscape expenditures as it sees fit, to a maximum of ten percent (10%) of the said total of house and property. For this reason, the protection and retention of existing vegetation during site clearing and construction is mandatory.

The Landscape Plan shall be prepared by a landscape architect, licensed in the state of Florida, or by an experienced landscape designer familiar with the restrictions and limitations of the local environment, and will be submitted to the ARC. No installation work may commence prior to receipt of written approval by the ARC of the landscape documents.

In recognition of the numerous indigenous plant communities which occur throughout Swift Creek Community, the ARC requires that any tree with a greater diameter than 8 inches (8") [measured four feet (4') above the existing grade] be removed by permission only.

Prior to the removal of any vegetation, the applicant (owner, contractor or sub-contractor) must obtain ARC approval. All trees proposed for removal shall be clearly indicated. No trees shall be removed without approval of the ARC or its representative. The ARC reserves the right to require the replacement of any trees which are approved for removal. Tree replacements shall be similar in species and habit of growth to the original and shall be generally provided in sufficient quantities to fully replace the total inches of caliper (tree diameter) lost to clearing.

*Landscape Design Requirements*

The general landscape design theme for Swift Creek Community is intended to be natural and informal, using sufficient plant material to present an established appearance at time of installation.

Areas of undisturbed natural vegetation will generally be preserved, and efforts to incorporate such areas into the landscape design of each home site will be considered desirable. Such areas shall be cleaned, trimmed, and mulched as may be necessary to produce an integrated appearance throughout the design. Tree wells and other applicable forms should be considered to preserve some areas.

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Plants should generally be massed in clusters and seemingly random patterns, rather than in overly organized linear configurations.

Placement of primary trees should be situated in such a manner so as to complement rather than decorate the residence. Care should be taken to introduce plant material to interrupt long, horizontal building elements and to modulate overbearing vertical surfaces.

Common property lines of adjoining residential sites should be planted in such a manner as to be advantageous to each party. In keeping with the preceding, masses of screen planting will be desirable over uninterrupted hedges and vertical modulation of mutual benefit will be encouraged.

Submitted landscape plans should address existing (if any) landscape treatments to common property lines. To avoid arbitrary termination of plant material at property lines, every effort shall be made to align [on adjacent lot(s)] existing plant beds with proposed plant beds.

While planting organization will be expected, overly contrived garden configurations, topiary forms, and vegetation clipped into unnatural shapes will be discouraged. Small formal gardens may be allowed if contained in a private area not visible from the street.

*Street Trees*

To reinforce the common streetscape design character throughout the community, each residential property will participate in the creation of a unified street tree program for the community. Each home site will provide a minimum of two (2) matched Live Oak (*Quercus Virginiana*) trees along all street frontages. Such trees shall be single stemmed, with a minimum height of ten to twelve feet (10'-12'), minimum spread of four feet (4'), and a minimum caliper at time of installation of two inches (2"). Said trees shall be evenly set between curb and sidewalk, and be spaced at equal intervals (30' to 60' apart). Every effort should be made to coordinate spacing with adjacent lot(s).

The previous comments notwithstanding, placement of street trees should not interfere with sight lines required for pedestrian or vehicular safety, nor in such a manner as to restrict the vistas from adjoining residential sites.

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*Suggested Plant List:*

<u>Common Name</u>		<u>Scientific Name</u>
Live Oak	Street Trees	Quercus virginiana
Laurel Oak	Primary Canopy Trees	Quercus laurifolia
Live Oak		Quercus virginiana
Southern Magnolia		Magnolia virginiana
Florida Maple		Acer floirdanum
Red Maple		Acer rubrum
Black Gum		Nyssa sylvatica
Water Oak		Quercus nigra
Sweet Gum		Liquidambar styraciflua
Loblolly Pine		Pinus taeda
Longleaf Pine	Pinus palustris	
Crape Myrtle	Flowering Trees	Lagerstoemia indica
Loblolly Bay		Gordonia lasianthus
Saucer Magnolia		Magnolia soulangeana
Sweetbay Magnolia		Magnolia virginiana

**Building Guidelines and Architectural Standards**

*Mailboxes (also see Covenants, Article VI, 16)*

Mailboxes must be purchased from the Association approved mailbox contractor.

*Finish Floor Elevations:*

The front elevation entry and porch (when in plan) shall be a minimum of eighteen (18") inches above the adjacent finished grade elevation (which will require at least three (3) courses of eight (8") inch cement block). Height is not to exceed forty-eight (48") inches without prior approval from the ARC.

*Roofs (also Covenants, Article IV, 7)*

Roofs for Swift Creek homes shall be concrete or clay tile, natural or synthetic slate or dimensional asphalt shingles (with rating not less than 40-year life). Lighter colored roofs are encouraged and valley and ridge materials used must be per manufacturer's specifications.

The Proportions of roofs shall be consistent with the architectural style of the house. Roof overhang shall not be less than sixteen inches (16") from the finished vertical exterior wall. Boxed in overhang soffits are preferred. Any sheet metal or roof valleys, flashing, chimney

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caps, drips, down spouts and gutters shall be painted or be a material to match the surface of the material to which they are attached or adjoin.

Ridge vents must be covered with shingles.

A 1"x 2" trim on fascia below metal shingle edge is required.

Dormers are to be constructed only where the building has a finished space or a store room. (Dormers or windows at truss spaces are not allowed.)

*Columns*

Columns must be a minimum of eight inches (8") in diameter. Columns must be proportioned to the height and width of the spaces between and may be required by the ARC to be larger than the minimum 8" dimension.

Round columns must be tapered and the manufacturer's cut sheet of columns to be used must be provided to the ARC as part of the approval process.

Vertical support members, such as in deck structures, will be deemed to be columns if they exceed a height of three and one-half feet (3 ½').

*Ceiling Heights*

First floor ceilings must be a minimum of nine feet (9'). Ceiling heights are to be measured at exterior wall.

*Accessory Structures (also see Covenants, Article IV, 16)*

Necessary structures must be located within the required setbacks and match the architectural details of the home. Roofs and exterior walls must be compatible with the main house in both design and color.

*Easements (also see Covenants, Article V, 1)*

No permanent structure shall be placed in any easement.

*Maximum Building Coverage*

A maximum of forty percent (40%) of the lot can be covered by the building. The building shall mean areas contained under the roof, whether the space is air conditioned or non-air conditioned.

*Exterior Appearances (also see Covenants, Article IV, 7)*

Brick veneer construction must have brick lintels above doors and windows.

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*Doors*

Front doors should make a strong architectural statement. Wood or glass front doors are strongly recommended to exceed a height of seven feet (7'). The use of double front entry doors, or doors enhanced by side and/or top window panel, are strongly encouraged. Sliding patio doors are discouraged and in no case shall be utilized where they are visible from the street or used as a front entrance. Garage doors should be compatible with the exterior wall design and color. Garage doors must incorporate automatic garage door openers.

*Pools/Pool Cabanas/Pool Enclosures (also see Covenants, Article IV, 16)*

Pools must be located on the side or rear of the residence, and must conform to the setback requirements.

Pools must be designed to complement the architectural components of the residence. Pools must be in-ground. Pool coping may not be higher than one foot (1') below the finished first floor elevation of the residence.

Pool enclosures may not be free standing. If screening is desired, the enclosure must be designed as an integral part of the structure and not appear as an added appendage. Pool cabanas will be permitted if compatible to the architectural elements of the residence, including roof, and must be situated within the pool setback established. The cabana may not be a dwelling residence and only a minimal Pullman type kitchen will be allowed.

*Driveways & Sidewalks (also see Covenants, Article IV, 7 & Article VI, 22)*

The sidewalk is to follow approximately the street pavement in accordance as nearly as possible with the engineering drawings for the subdivision prepared by Gustin, Cothorn, Tucker and Associates, Inc., and which are available in the Ruckel Properties office.

Recommended driveway surfaces are stone, brick, concrete that is either stamped or with patterns, or Chattahoochee set in concrete. Each driveway design, pattern and coloring shall be noted on the site plan for hard-scape of the landscape design drawings. Epoxied surfaces and asphalt driveways are not permitted.

*Walls/Fences/Hedges (also see Covenants, Article VI, 8)*

All fences constructed along main thoroughfares, such as Winding Waters Way, will be of uniform nature as approved by ARC.

Chain-link fences are not permitted at Swift Creek.

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*Exterior Lighting:*

Exterior lighting must be provided for safety and security. Recessed (or down-lighting) and vertical landscape lighting are recommended in lieu of flood lights. If using flood lights, they must be shielded.

No lighting should be located as to interfere with vehicular traffic or become a nuisance to neighbors by adversely affecting the night time environment of adjacent properties. The ARC will review all post mounted and building mounted fixtures which are visible from other properties.



# LANDSCAPE PLAN EXAMPLE

