



Architectural Review Committee

Checklist

The Board of Directors of Beachton Place Homeowners Association, hereby adopted the following checklist to be followed for new construction, exterior structures or improvements made upon the properties included in the Beachton Place Subdivision.

At least 30 days prior to the commencement of construction, a complete checklist must be submitted to the Architectural Review Committee for review. The review period will begin when all included documents are received by the ARC. No new construction or improvements, shall be commenced, erected, placed, moved on to or permitted to remain, upon the properties nor shall any exterior addition, change, or alteration therein be made until the plans and specifications provided for in Article VI, Section 2 of the Beachton Place Declaration of Covenants, shall have been submitted and approved by the ARC and Owners. The ARC's approval, disapproval or waiver shall be in writing. The applicant may, within 10 days after receipt of notice of any decision which deems to be unsatisfactory, file a written request to have the matter in question reviewed by the ARC.

Significant items within the covenants have been identified and incorporated into the checklist. However, it is essential you and your builder review and follow the Beachton Place Declaration of Protective Covenants in their entirety prior to construction. It is also highly recommended to have the homesite surveyed.

If you have any questions, contact a member of the Architectural Review Committee or Board. Contact information is located on the Beachton Place website at beachtonplace.com.

Your cooperation is deeply appreciated.

Beachton Place Board of Directors and Architectural Review Committee

Updated January 15, 2022



OWNER & BUILDER INFORMATION

LOT NUMBER	
BEACHTON ADDRESS	
OWNER(S) NAME	
EMAIL ADDRESS	
CELL PHONE NUMBER	
BUILDER OR CONTRATOR	
PHONE FOR CONTRACTOR	
EMAIL FOR CONTRACTOR	
EXPECTED START DATE	
EXPECTED END DATE	

INFORMATION REQUIRED FOR ARC APPROVAL

OWNER INITIALS	ATTACH THE FOLLOWING
	Description of the nature, kind, shape, height, material, and location of exterior improvements. Include pictures if available.
	Mark and request tree approval according to Covenants.
	Blueprints to include roof, four side elevations of exterior walls, foundation and the heated and air-conditioned square footage area.
	Site plan showing location of all buildings, driveways, parking pads, walkways, swimming pools and fences with building set backs shown.
	Description of building materials, driveway materials, exterior color plan, landscape any other details affecting the exterior appearance.
	Copy of Building Permit from Grady County.
	Landscape plan to be submitted and approved by the ARC.



PLEASE READ AND INITIAL EACH ITEM

_____ All details affecting the location and exterior appearance of all structures require ARC approval.

_____ The association's approval doesn't constitute approval at the local or state level. The owner is responsible for seeking those approvals.

_____ Construction – All new construction and improvements must be completed within 180 working days from the date construction begins and must adhere to the plans and specifications submitted to the ARC. Amendments made to the construction plan must be submitted for review and, approval by the ARC prior to the commencement of the new construction plan.

_____ Dwelling Size – The minimum square footage of heated and cooled floor space of any residence constructed upon any lot within the subdivision is as follows:

Interior Homesite - 1,800 square feet

Lakeview Homesite - 2,000 square feet

Lakefront Homesite - 2,500 square feet

_____ Lakeside Homesites – no fence, permanent structure or building of any kind shall be permitted on the rear 50 feet of any homesite which has a rear property line adjacent to Lake Wells, except for one dock per parcel. Docks shall not extend over 10 feet into the lake, shall not be over 5 feet in width, 1 foot above water and, approved by ARC.

_____ Building Setback - no building, including porches and garages, shall be located nearer than 60 feet to any subdivision street right-of-way line. The main residence building shall front towards a subdivision street. No buildings, either the main residence building or outbuildings, shall be located nearer than 15 feet, including porches and garages, to any side or rear lines, of a homesite. On the corner lots, the front setback line shall be maintained on both streets. No main residence building shall front Meridian Road or Georgia Highway 93.

_____ *Detached Structures – storage tanks, storage facilities, sheds and, outbuildings shall not be permitted on any homesite within the subdivision unless their design is in keeping with the architectural design of the main residence building. Plans and specifications must first be submitted to the ARC for approval. Detached structures may not be closer to the front Homesite property line than the main residence building, except utilities and fences maybe located as otherwise provided in the covenants.

_____ Driveways – all driveways and parking areas must be constructed with concrete, asphalt or the like. No driveway or parking pad shall be located nearer than five feet to a homesite property line, except where the entrance is made to a subdivision street.

_____ *Garages - must be side entry unless approved in writing by the ARC.

_____ *Swimming Pools – Approval from the ARC and permit from Grady County is required prior to construction. ARC requires a footprint showing all buildings, pool and any trees to be removed. Fencing must comply with HOA covenants and Georgia law.



_____Color - exterior color shall be in harmony with natural surroundings with strong emphasis on earth tones. No bright colors.

_____Utilities – all wiring, cables, propane tanks or, pipes going to or from any buildings or structures located upon any homesite, shall be installed underground. Generators shall not be located, kept, or maintained on a homesite in front of the front wall of the main residence building or within view of the street.

_____Sanitary System and Wells – septic tanks and drain fields shall be installed in accordance with rules and regulations of the Georgia Department of Public Health. All well pumps are to be housed underground. All well tanks must be located in a garage, main residence building or, in an ARC approved building. All vent pipes shall exit rear roof and not be visible from the street.

_____Fences - all fencing shall adhere to the architectural design of the main residence. No open or woven fence shall be erected on premises more than 72 inches in height and no board or closed fence shall be more than 48 inches in height. Fences shall not extend into the front yard of the homesite. The ARC may grant permission to erect a closed fence in excess of 48 inches in height to be used for pool screening provided the same will not detract from the appearance and value of other parcels.

_____Satellite Dishes - shall not be located, kept or maintain on a homesite in front of the front wall of the main residence building or within 50 feet of the water line of a lakefront homesite on Wells lake.

_____Air conditioning – exterior Central heating and/or air conditioning compressors shall be located to the rear of the main residence building and shall not be visible from the street. Window air conditioners are not allowed.

Land Disturbing Activities

_____Erosion control - only activities necessary for construction of utility lines, homesites, driveways, septic tanks and drain fields shall be permitted so long as all disturbances are done in an environmentally sound manner taking all necessary steps to prevent sediment, chemicals and other pollutants from entering the lake. Control methods include but are not limited to the construction and maintenance of sedimentation fences/screens. Implementation of a plan for the control of soil erosion and sediment resulting from the disturbance of the land is mandated by the Georgia Erosion and Sedimentation Control Act.

_____Provide a water drainage plan (downspouts, drain tiles, surface run-off control).

_____Tree Cutting - NO large trees of any kind measuring 6 inches or more in diameter at a height measured 3 feet above the natural ground elevation shall be cut or removed from any homesite without the express written approval of the ARC unless located within 10 feet of the main residence building or within 10 feet of the approved site for such building. Trees that have been cut must be entirely removed from the property immediately. Lot owners shall make every effort to maintain as much of the natural tree canopy as possible. The ARC will address any potential rain water runoff from tree removal and may require a plan for tree replacement.