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ARCHITECTURAL GUIDELINES AND STANDARDS
FOR
THE WOODLANDS
AT OAKLAND PLANTATION

LOTS 14 - 43

January 2026

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ARCHITECTURAL GUIDELINES AND STANDARDS
FOR
THE WOODLANDS
LOTS 14 - 43

These guidelines have been created to establish minimum design standards for all construction within **The Woodlands at Oakland Plantation Lots 14 - 43**. Their purpose is to ensure the quality and design consistency in the homes constructed within the community. It is not our intent to inhibit or in any way restrict design creativity. The goal is to achieve a variety of unique designs blended to create a harmonious streetscape.

All construction documents shall be approved by the Architectural Review Committee (ARC) prior to beginning construction.

Variances to the Construction Guidelines will be considered upon request in writing to the Architectural Review Committee. Refer to the Application for Modification for any changes.

EXTERNAL BUILDING MATERIALS

All house colors to be pre-approved by ARC.

1. Exterior Walls of the following materials are permitted
 - a. Wood, painted or stained
 - b. Brick
 - c. Stone
Stone Veneer shall either terminate at a perpendicular wall finish or return at the corner until it can terminate at a perpendicular wall
 - d. Wood Shingles
 - e. Stucco
 - f. Hardie Plank
2. Chimneys shall be of:
 - a. Masonry
 - b. Stucco
 - c. Brick
 - d. Stone
 - e. Hardie Plank - only when the exterior wall material is primarily that of Hardie plank
 - f. Metal or prefab chimneys must have all flue pipes installed and enclosed. Chimney dimensions shall be compatible in scale to the structure.
3. Roof Materials - Acceptable roof materials shall not be less than 300-pound ARC minimum and include:
 - a. Asphalt
 - b. Fiberglass

Connecting roofs, i.e., garage to main structure or free-standing garages or sheds shall have a roof with material the same as, or compatible with, the main structure. Gutters and roof flashing shall be copper, painted galvanized or pre-finished and should be compatible with roof and gutter material (to prevent electrolysis).

Mechanical and plumbing vents will be located behind ridgelines.

4. Windows and Doors - Acceptable materials shall include
 - c. Painted Wood
 - d. Vinyl Clad
 - e. Metal/Steel with baked enamel finish
 - f. Fiber Glass
 - g. Vinyl Windows by approved manufacturers below:
 - o YKK - Style View model 2850 or 2852. Egress windows YKK Model 3052
 - o Atrium
 - o Modernview
 - o Norandex - Extreme 3000 (Replacement Windows)

Windows shall be of traditional Southern Plantation design, be fixed, single or double hung with divided lights or grille between glass (GBG) divided lights. Window shall have sills that extend beyond trim. Beveled board, panel and louvered shutters are acceptable. Front doors shall be raised panels or 3/4 glass of traditional Southern Plantation style

5. Front Stoops and Porches shall be finished with a material compatible to the finished materials on the building. Acceptable materials will include:
 - h. Wood
 - i. Brick
 - j. Stone
 - k. Concrete

ARCHITECTURAL FEATURES AND DETAIL

1. Square Footage Requirements. The floor area of the main structure of any one-story residence constructed on any Lot, exclusive of one-story open porches and garages shall not be less than 2,400 square feet. In the case of a 1½ or 2 story structure constructed on any Lot, the ground floor area shall not be less than 2,000 square feet, and the total floor area shall not be less than 2,400 square feet.
2. The main dwelling shall be a "Traditional Southern Plantation Style Design."

3. All ceilings on first floor shall be a minimum of 9'.
4. The elevation of the finished first floor shall be a minimum of 32" above finished grade at the front door. A brick veneer skirt is required around all exposed concrete foundations.
5. All chimneys on elevations shall extend to grade. On rear elevations, the chimney may terminate into a permanent deck.
6. All roof pitches visible from the street shall be a minimum of 9:12 unless specially approved by the ARC. Flat roofs shall not be permitted.
7. Bay windows caps shall be copper, pre-finished steel, pre-finished aluminum sheet metal, or architectural shingles. Field painted galvanized sheet metal caps shall not be permitted.

All bay window projections facing the street and exceeding a horizontal projection of 12 inches shall extend to finish grade. Projections less than 12 inches will be permitted conditionally subject to the final design treatment of the projection. The use of corbels, brackets, ledges trim etc. is required to terminate all projections.

8. All fascia and frieze boards shall be 1 x 8 minimum with metal edge drip with 1 x 2 trim at top (under metal edge drip). Rake boards shall be a minimum 1 x 8 with rake molding or other approved trim on the face of the board.
9. Frieze boards beneath the eaves shall be a minimum of 1 x 10 with 5" crown molding, decorative milled dentil blocks or other approved trim. Frieze boards shall extend a minimum of 12 inches below the bottom of the fascia line and shall terminate with base cap, panel molding or other approved trim. Frieze boards located on street facing gable end shall be a minimum of 1 x 10 with three (3) inches of crown molding or other approved trim. At overhangs exposed soffit should be a minimum of 12".
10. No garage will protrude further than 16' from the front porch, unless pre-approved by the ARC.
11. Minimum 2-car garage. Garage doors may not face the street. Courtyard garages are permitted when properly landscaped and pre-approved by the ARC.
12. Accessory Buildings shall not be less than 10' x 12' and not greater than 24' x 30'. Building shall be constructed of material complimentary to the main dwelling and shall be in keeping with the architectural design of the main dwelling. Location and positioning of the accessory building must be pre-approved by ARC.

LANDSCAPE GUIDELINES

1. All fronts of lots must be fully sodded with automatic irrigation.
2. Sod shall be Centipede, St. Augustine or Zoysia.
3. Landscaping of the front of the house is required. Houses located on corner lots must have landscape on the front and down the side of the house facing the street.
4. Screening is required at condensing units-either with a wall, fence or evergreen. Plant materials must be sufficient height to 'hide' the unit(s).
5. All trees shall be a minimum of 15 gallon
6. All shrubs shall be a minimum of 3 gallon
7. All ground covers shall be less than a pint
8. All vines shall be a minimum of 1 gallon
9. A landscape plan showing the plant list, size, and quantity for each plant material must be submitted for approval ten (10) days prior to the start of work. Landscape plan must also show the yard areas to be sodded.
10. Pine straw or natural earth-tone colored mulch is required for all trees and beds. No red mulch and no rocks.
11. Every effort should be made to save substantial/pertinent trees on the site and preserve as much natural areas as possible.

SITE PLAN GUIDELINES

1. Mandatory setback of home is 100' from back of curb.
2. Side setback must be a minimum of 15' from property line.
3. Siting of the home shall work with the existing natural grade as much as possible. Avoid 'topo by earth mover' appearance.
4. Driveways shall be curvilinear 12' wide concrete with a flare at curb.
5. Driveways and turnarounds/backups shall be a minimum of 3' off property lines.

6. If a turnaround/back up occurs adjacent to a retaining wall, allow a minimum of 4' for a landscape bed.
7. Minimize the use of retaining walls on the site.
8. Retaining walls shall be faced with either brick or stacked stone. Designate on the site plan the material to be used.
9. All effort should be made to not have drainage adversely impact any adjacent properties.
10. Swimming Pools:
 - Shall be aligned with sides of the house.
 - Above ground pools will not be permitted
 - Vinyl liner pools must be surrounded by concrete deck no less than 4' wide
11. Swimming pools shall be fenced and set back a minimum of 20' from the property line.
12. Fencing:

All fences must be approved as to style, color, location, height, type of material and landscaping by the ARC. No chain link fencing will be approved which faces or fronts along any street. Chain link fences in dark colors, may, in the discretion of the ARC, be permitted on the non-street sides and/or the back of each Lot or limited portions thereof. No metal finish chain link fencing is allowed. No solid or privacy fences shall be permitted to be erected on any Lot. No fence or boundary wall located upon a Building Site shall have a height greater than four feet (4') above finished grade surface of the ground upon which it is located.
13. Ornamental aluminum fencing with an anodized color finish or wrought iron fencing shall be used along the front of the house and down the side facing the street for corner lots.
14. Two copies of the site plan shall be submitted at a scale of 1" = 20' showing the location of the proposed residence, outbuildings, driveway, walks, septic tanks and drain field and prelim copies of plans. One (1) copy of site plan will be returned to Applicant.

Construction Documents Submittal Requirements (Two Copies of each Plan)

A. Site Plan

1. Indicating proposed residence, building setbacks, walks, driveways, garages, fencing, mailbox location, swimming pool, and detached buildings.
2. Indicate location of septic tank and drain field.
3. Site Plan shall be submitted at a scale of 1" = 20'.

B. Building Construction Drawings

1. Foundation Plan
2. Floor plan of each building floor level. Indicate the square footage of the house and out-buildings on the floor plan drawing.
3. Floor plan of out buildings.
4. Exterior elevations of all building sides.
5. Wall sections indicating height above finish grade, ceiling heights, roof pitches and wall construction.
6. Building floor plan, foundation plan and exterior elevations construction drawings shall be submitted at a scale of $\frac{1}{4}$ " = 1'-0".
7. Wall section drawings shall be at a minimum scale of $\frac{3}{4}$ " = 1'-0".

C. Submit samples or color samples of the following for approval:

- Exterior Paint Colors (Must be approved prior to painting)
- Brick
- Shingles

D. Landscape

1. Plan and plant schedule indicating location and type & size of trees, shrubs, and mulch.
2. Submit landscape plan minimum of 10 days prior to the beginning of any landscape work.
3. Landscape drawings shall be at a minimum scale of 1" = 20'.
4. Landscape plan must be submitted within the 10 days prior to the start of work.

E. The site and construction documents shall bear the name of the designer's name and contact information on the documents.

F. Prior to any changes to the "Approved for Construction" documents, a request

must be sent the ARC for approval before changes are made.

G. Submittals shall be sent to ARC members Robert Kinney or Derrell McGee for approval. Plans can be dropped off at SafeAire Heating & Cooling.