



SOUTHBRIDGE

HOMEOWNERS ASSOCIATION

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ARCHITECTURAL REVIEW FEES (revised AUGUST 2025)

In order to preserve the value, desirability, attractiveness and architectural integrity of the community, all projects listed below must be approved by the ARC prior to any work being done and must have the appropriate form and fees submitted to ensure compliance with all ARC policies & procedures.

NEW CONSTRUCTION

Preliminary/Final (includes 2 revisions) per floor plan	\$ 1,000.00
Re-submittal after more than 12 months w/o changes	\$ 200.00
Re-submittal after more than 12 months with changes	\$ 1,000.00

ADDITIONS/ALTERATIONS

Up to 500 square feet	\$ 200.00
501 to 800 square feet	\$ 500.00
Over 800 square feet	\$ 750.00

POOLS/SPAS/HOT TUBS/OUTDOOR KITCHENS

Spas/Hot Tubs	\$ 100.00
Pools (includes fencing or screening)	\$ 300.00
Outdoor kitchens with new structure	\$ 300.00

DECK/PORCH/FENCES

Screen-tite screening system	\$ 50.00
Deck/Porch with existing roof	\$ 150.00
Deck/Porch with new roof	\$ 250.00
Pergola	\$ 50.00
Fence with existing landscaping	\$ 50.00
Fence with new landscaping	\$ 150.00

OTHER CHANGES

Roof Replacement	\$ 50.00
Installation of Solar Panels or Generators	\$ 50.00
Re-painting, sidewalk and driveway repair, and minor exterior alterations that do not change the footprint of the house and are not covered under other sections of the schedule	No Charge

LANDSCAPE REVISIONS (greater than 25% of lot area)	\$ 100.00
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DEMOLITION

Demolitions w/o replacement up to 500 square feet	\$ 100.00
Demolitions w/o replacement over 500 square feet	\$ 200.00
Full Demolition	\$ 500.00

NEW CONSTRUCTION DEPOSIT

A \$5,000 deposit per structure must be paid before any construction or clearing of property begins. The deposit will be returned in full upon final sign-off of all construction activity. Failure to adhere to all Southbridge procedures can result in loss of all or part of the deposit.

*Plans and all forms submitted at the same time will have a one-time fee.

ALL ABOVE FEES ARE BASED ON A SINGLE STRUCTURE. ADDITIONAL FEES MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT. ADDITIONAL FEES MAY BE INCURRED IF SUBMITTAL REQUIRES MORE THAN TWO REVIEWS BY THE COMMITTEE/ARCHITECT/LANDSCAPE ARCHITECT. THE FEE WILL BE DETERMINED BY WHAT ADDITIONAL WORK MUST BE DONE.

Types of Reviews and Approval levels required:

All residents are encouraged to contact the ARC when performing any work to the exterior of their home or landscaping. Most of the work will be categorized as repair and maintenance and may not need approval or a Chatham County permit. Many times, the alteration or modification can be handled through an ARC visit. Outlined below are areas where ARC approval is necessary.

- A. Alterations and Modifications are categorized as activities that do not change the overall building footprint of the property but involve making changes affecting the outward appearance. Examples include changing colors, replacing rotted siding, replacing windows with an identical window, landscaping, grade/drainage modification, replacing a driveway or walkway, adding a deck or pergola, installing outdoor kitchens, removing trees, installing play equipment, etc.; these all require an application or form to be submitted to the ARC.
- B. Alterations and Modifications that also require a Chatham County permit include roof/shingle replacement, fences, porch enclosures that include electrical components, patios, lanais, pools, outdoor kitchens and additions. Any modification or alteration requiring a Chatham County permit must submit a plan and review fees and must receive prior approval from the ARC.
- C. To request a change of exterior colors, a color sample must be submitted. All exterior colors and finishes must be selected from Benjamin Moore Historical colors and can be matched or blended from any reputable paint/finish manufacturer. The use of any specific color elsewhere in Southbridge does not guarantee its acceptance in other applications.

Regardless of the type of work being performed, the use of a dumpster or portable toilet on a lot requires approval from the ARC.

Review Process and Applications are available on SBHOA website: www.southbridgehomeowners.org.