



# SOUTHBRIDGE

## HOMEOWNERS ASSOCIATION

5710 Ogeechee Road, Suite 200, Box 225

Savannah, GA 31405

[www.southbridgehomeowners.org](http://www.southbridgehomeowners.org)

### ARCHITECTURAL REVIEW FEES

#### 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	\$	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
Fence with existing landscaping	\$	50.00
Fence with new landscaping	\$	150.00

#### LANDSCAPE REVISIONS

Re-painting, re-roofing, 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; Chatham County permits may be required.	\$	100.00
		No Charge

#### 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

## **CONSTRUCTION DEPOSIT**

A \$5,000 deposit per structure must be paid before any construction or clearing of property. 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 2 REVIEWS BY THE COMMITTEE/ARCHITECT/LANDSCAPE ARCHITECT. 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 outside of their home. 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, changing of colors, replacing rotted siding, replacing windows with an identical window, landscaping, grade/drainage modification, replacing a driveway or walkway, addition of a deck or patio, outdoor kitchens, tree removal, play equipment, etc., require an application to be submitted to ARC.
- B. To request a change of exterior colors, a color swatch must be submitted. Exterior color/finish must be selected from Benjamin Moore Historical colors and can be matched or blended from any reputable paint/finish manufacturer. The use of any particular color elsewhere in Southbridge does not guarantee its acceptance in other applications.
- C. Alterations and Modifications that also require a Chatham County permit include roof/shingle replacement, fences, porch enclosures that include electrical components, lanais, pools, outdoor kitchens and additions. Any modification or alteration requiring a Chatham County permit must submit a plan, review fees and requires prior approval from ARC.

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

Application for Improvement

Fee schedule (attached)

Review Process and Applications are available on SBHOA website  
[www.southbridgehomeowners.org](http://www.southbridgehomeowners.org).