

# **WYNNGATE AT DILLARD - ARCHITECTURAL DESIGN GUIDELINES**



## **WYNNGATE AT DILLARD ARCHITECTURAL DESIGN GUIDELINES**

**Revision 1**

**July 10, 2021**

# WYNNGATE AT DILLARD - ARCHITECTURAL DESIGN GUIDELINES

## OVERVIEW

The Wynngate at Dillard Homeowners Association (HOA) Board of Directors with the assistance of the Wynngate at Dillard Architectural Review Committee (ARC), is pleased to present the Architectural Guidelines. These guidelines provide a consistent standard to follow as the foundation to use in planning and developing your property.

We hope this document helps continue to build a community that will allow freedom for individual tastes, while maintaining the overall aesthetic tone of a vibrant, engaged, supportive and welcoming neighborhood.

Please retain this copy as part of your permanent papers to refer to now and in the future. These guidelines should also be made available to prospective buyers of your home or lot. Please read and follow these guidelines. Written approval from the ARC is required prior to the start of **any** construction, development, or changes to your property as detailed in section III SCOPE. Do not commit to labor or materials until you have received this written approval.

The Architectural Review Committee has the exclusive right to approve or deny plans, at its sole discretion. Absent an approval from the ARC the proposed alteration or improvement may not be commenced. Architectural Review Committee decisions may be appealed to the Board of Directors if a homeowner disagrees with an ARC decision. Please direct your questions regarding these guidelines to The Wynngate at Dillard Homeowners Association (HOA) Board.

The Wynngate at Dillard Homeowners Association Board of Directors reserves the right to modify or amend these guidelines from time to time as it deems desirable or necessary.

Sincerely,  
The Wynngate at Dillard Homeowners Association Board of Directors

# **WYNNGATE AT DILLARD - ARCHITECTURAL DESIGN GUIDELINES**

## **WYNNGATE AT DILLARD ARCHITECTURAL REVIEW COMMITTEE (ARC) ARCHITECTURAL GUIDELINES**

### **I. INTRODUCTION**

Wynngate at Dillard is a community designed to respect the climate, regional character, natural beauty of its location and minimize environmental impact. In order to implement and preserve these principles, these Architectural Committee Guidelines have been established to maintain consistent standards by which the community may grow and develop.

### **II. PURPOSE**

This document provides a single consolidated set of guidelines based on the requirements defined in the Declaration of Restrictive Covenants For Wynngate At Dillard and associated Bylaws. These guidelines apply to the design, size, location, style, structure, materials and color of architecture and landscaping, as well as relevant criteria for the construction or modification of all improvements made by any party. They also establish a process for the judicious review of proposed improvements or alterations. However, the ARC Guidelines are not exhaustive and cannot foresee all situations on all lots. Thus, the decisions of the ARC may be based on circumstances and details not included in the Guidelines

### **III. SCOPE**

The ARC Guidelines apply to any alteration or improvement to a Wynngate At Dillard lot to include a proposed principal residence, garage, driveway, swimming pool, wall, fence, or other man made improvements. Improvements which do not require ARC approval are: fire pits, patios, gardens, swing sets, gazebos, steps, and sheds < 100 square feet, provided they are located within the setbacks.

The ARC Guidelines will be administered by the ARC pursuant to Section 6 of the Declaration. In the event of conflict between the ARC Guidelines and any government ordinance, building code or regulation, the more restrictive standard shall prevail.

### **IV. ARCHITECTURAL REVIEW PROCESS**

#### **A. Submittal**

All plans, specifications and requests must be submitted to the Architectural Review Committee (ARC) at least 10 days (preferably 30 days) prior to the commencement of the project. No construction shall occur until ARC approval of the project. Application and plans (which will be kept on file with the Association) should be forwarded to both:

[WynngateHOAinc@gmail.com](mailto:WynngateHOAinc@gmail.com)

AND

John Harrison; ARC Chairman  
618 Shadow Mountain Drive  
Dillard, GA 30537  
( [JohnPam@windstream.net](mailto:JohnPam@windstream.net) )

# WYNNGATE AT DILLARD - ARCHITECTURAL DESIGN GUIDELINES

## B. Required Submittal Information

For all new residential construction the ARC requires the submission of all of the plans and specifications listed below. For other improvements, alterations or additions the ARC may require a less detailed description of the proposed modifications.

The following information must be included with the architectural drawing submitted;

- Name, current phone number and address of Lot owner(s).
- Name, current phone number and address of the primary Contractors and Architects involved.
- Floor Plan – Dimensioned and to scale of all floors of the structure, addition, swimming pool, accessory building or changes. Spaces shall be identified by function and whether heated/conditioned
- At least four scaled elevations shall be provided showing all window and door openings and roof slopes. (Exceptions can be made by the ARC if there are no distinctive features.)
- Scaled Plot Plan – Showing the structure outlined with dimensions to all adjacent lot lines, existing and proposed topography, dimensioned locations of septic tank(s) and disposal field, exterior lighting type and size (a hand drawn document is acceptable). Parking, driveways and other hardscape shall be shown. Electrical service equipment, waste/garbage storage, and propane/LP gas tank locations shall be identified, and appropriate fencing, berming, etc. as required shall be located. If any foundation or supports of a building are located on proposed fill, then the owner may be required to submit a foundation design signed by a licensed professional engineer.
- Drainage Plan – showing proposed means, locations and sizes of drainage pipes, ditches and/or swales to handle the runoff from impervious surfaces. The drainage design must avoid concentrating runoff onto adjacent lots.
- Specifications – Indicating exterior finish, roofing material, driveway and parking materials shall be included with a statement of the total square footage to be contained within the conditioned space. Detailed description of materials and colors to be used.

## C. Approval and/or Disapproval

The ARC shall review all plans and specifications and requests to it, taking into consideration, harmony of exterior design, color and location in relation to other structures and lots in the Subdivision. The Board of Directors shall have the authority to grant variances to the set-back requirements contained in the Declaration if the adjacent lot owners are advised and do not object. The ARC shall transmit its decision to the effected lot owner within ten (10) days of the receipt of all information required or needed to make its decision. In the event the ARC fails to approve or disapprove plans and specifications within thirty (30) days after such plans and specifications have been submitted to it, then the approval of the ARC shall be deemed to have been given and compliance with the related covenants shall be deemed to have been made.

Any modifications to plans and specifications approved by the ARC must be reviewed and approved by the ARC and subject to the same terms as the original submittal.

Review and approval or disapproval will include but not be limited to, consideration of material, colors, harmony with the external design and color of existing structures on the Lot and to lots in the subdivision. The location of the improvements with respect to topography and finished grade elevation will also be considered especially as it pertains to cuts and/or fill. A licensed professional engineer's report may be required.

The ARC has the authority to accept or reject any plans or requests submitted to it and that refusal or approval of plans, locations, specifications, or other requests may be based by the ARC upon other grounds, including purely aesthetic considerations which shall not be arbitrary or unreasonable.

# WYNNGATE AT DILLARD - ARCHITECTURAL DESIGN GUIDELINES

## D. ARC / Lot Owner Disputes

In the event any lot owner is dissatisfied with a decision of the ARC; then the lot owner shall have the right to appeal the decision to the Wynngate HOA Board of Directors within 15 days after notice. The decision of the Board of Directors shall be final and binding on all parties.

The ARC and Board of Directors shall not have any liability to the owner, successor or assigns or their agents in connection with or related to approved or disapproved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition or its effect upon existing or future damage. Review of plans by the ARC is to ensure compliance with the covenants.

All buildings and structures erected within Wynngate At Dillard and the use and appearance of all land within Wynngate At Dillard Community shall comply with all applicable County zoning ordinances, building codes, Georgia DPH septic regulations and other ordinances, as well as the Declaration and these Guidelines.

## V. ARCHITECTURAL COMMITTEE GUIDELINES

Note: ALL CONSTRUCTION must be approved by the ARC in writing prior to commencement including new structures or any additions/improvements to existing structures changing the footprint of that structure. The ARC will transmit all Approvals/Disapprovals to the entire Board of Directors.

The following guidelines should be used as a checklist prior to submittal of plans and specifications to the ARC.

### A. RESTRICTIONS / USE

- Residential purpose only as an approved single family home.
- Not allowed are house trailers, manufactured homes, mobile homes, travel trailers or any other temporary housing used as a residence. Exception: Campers may be temporarily used during home construction for a single period of time not to exceed nine months.
- Modular homes that meet the rules set forth in the Wynngate Declaration of Restrictive Covenants are allowed.

### B. GENERAL CONSTRUCTION

- Owner is responsible for any run-off that impacts roads, drains, or adjacent lots.
- No construction on the lot shall have asbestos or unfinished plywood siding.
- No construction on the lot shall have a predominant roof pitch of less than 5:12.
- No residence on the lot shall have an exposed metal chimney.
- Log building construction shall be in compliance with all applicable building codes and must be approved in advanced by the ARC.
- No residence, garage or outbuilding shall have vinyl siding and/or be constructed of vinyl siding.

### C. RESIDENCE CONSTRUCTION

This section applies to size, exterior construction and landscaping.

#### 1. MINIMUM SQUARE FOOTAGE

- a. A minimum of 1600 square feet of heated floor space is required which cannot include any type of basement, a level fully or partially underground, porch, veranda, breezeway or garage attached or unattached.

## **WYNNGATE AT DILLARD - ARCHITECTURAL DESIGN GUIDELINES**

### **2. TIME PERIOD**

- a. A minimum Home exterior construction must be completed within 1 year after it has commenced.
- b. Stabilization of disturbed areas must be completed within 6 months of completion of the home exterior completion.

### **3. WATER AND SEPTIC SYSTEMS**

- a. A minimum to be constructed and installed in accordance with the requirements of the governing Georgia Department of Public Health Manual for On-site Sewage Management Systems Rules. Appropriate permits are required.

### **4. SETBACKS**

- a. Any residence, building or other structure must be 15 feet from any property line or any roadway/utility easements. Exceptions apply to lots being improved as a unit. Details must be submitted to the ARC.

### **5. FENCING**

- a. No chain link fences are allowed in front of a house or for fencing a pasture.

### **6. DRAINAGE**

- a. The lot owner is responsible for proper drainage. The drainage needs are subject to the lot terrain and adverse drainage impact to adjacent lots, roadway and utility easements. The building site drainage plan on the lot must be submitted to the ARC for approval according to the guidelines set forth in the Wynngate Covenants.