

Cambridge Subdivision Architectural Guidelines

Prepared and Presented by the:
**Cambridge Property Owners Association's
Architectural Control Committee**



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As you know, Cambridge Subdivision is governed by a Mandatory Association with Associated Covenants and By-Laws. With that thought in mind, the Cambridge Property Owners Association Architecture Committee was created to “preserve the values and appearance of Cambridge Subdivision.” The intention is to create a community which is aesthetically unified through the use of a common set of design guidelines by all homeowners. The process is not intended by any means to stifle creativity but rather to assist homeowners and their designers with their planning and to enable a fair and uniform review process. Any planned improvements, renovations or alterations to the exterior of any resident in the Cambridge subdivision must be submitted to the Cambridge Architecture Committee for approval prior to proceeding with the planned project.

Please contact the:

**Cambridge Property Owners Association
Attn: Architect Committee,
P.O. Box 208,
Gracewood, GA 30812**

INTRODUCTION

The Architecture Committee of Cambridge Property Owners Association has been established in accordance with the provisions of Article II-Residential, Use, Buildings & Location of Structures, (Covenants and Restrictions). These Guidelines establish procedures for processing applications by the Architecture Committee. The Covenants and Restrictions include specific requirements that must be complied with. Particular attention should be given to Article II paragraph 7 & 8 and Article IV, paragraph 3. The Guidelines provide information about the processing of applications and issues concerning architectural style. Article IV provides detailed information concerning construction requirements and restrictions. Article II describes the steps involved in obtaining Architecture Committee approval. Those steps are summarized at the end of these Guidelines.

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The Architecture Committee’s role is to review designs for conformance to the Guidelines and not to participate in a substantial way in the design process or to suggest alternative designs. We strongly recommend that applicants retain a licensed architect or other qualified professional architectural designer when making additions to their home.

GUIDELINES

STYLE

The Architecture Committee has created the Architectural Guidelines with a particular architectural style in mind. It is a style with the current architecture of the homes built in the Cambridge subdivision. The model home at Cambridge is a representative example of the style the committee encourages applicants to emulate.

SIDING

There will be no siding (e.g. vinyl or similar) considered for renovations or restorations to any homes in the Cambridge subdivision. Exterior restorations or renovations should be consistent to the architectural style.

ROOF TREATMENT

Any deviation from the original roofing must be approved by the Architecture Committee.

TRIM

The trim details shall remain the same as they compliment the overall design and colors of the homes in the Cambridge Subdivision.

WINDOWS / DOORS

A wide variety of window and door treatments and manufacturers will be allowed and will be judged as they relate to the overall design of the house. At no time, will exterior window bars or doors with bars be permitted on any residence or lot.

DECKS

Decks should be well integrated onto the overall design of the house.

EXTERIOR LIGHTING

Exterior wall mounted light fixtures of a variety of styles and manufacturers are accepted and will be judged by their relationship to the overall design of the house. All exterior lighting must be located or shielded in such a manner as to avoid spillover into adjacent lots or into the street.

LANDSCAPING

Applicants should be familiar with Article II, paragraphs 8 & 9 and Article IV, paragraph 2 of the Cambridge Covenants and Restrictions which addresses site planning issues that bear heavily on landscape planning. The Architecture Committee requires the applicant to have their landscape plans approved by the Architectural Control Committee to study other work already approved by the Committee before beginning any design work. Preliminary landscape plans shall be submitted with preliminary building plans. These must specifically delineate any areas to be cleared to facilitate construction. In cleared areas, the proposed landscaping must be in enough detail to show what is to be planted to replace the vegetation destroyed.

RESTRICTIONS OF RESIDENTIAL USE

SINGLE-FAMILY RESIDENTIAL USE

As outlined in Article II, paragraph 1 of the Cambridge subdivision covenant, no portion of the property shall be used for commercial or mercantile purposes. Each lot shall be used for single-family residential purposes exclusively and recreational purposes (see Cambridge Covenant for further details).

SLEEPING QUARTERS IN ATTIC, GARAGE OR OUTBUILDING PROHIBITED

In accordance with article II, paragraph 3 of the Cambridge Covenant, no attic, shack, garage, barn or detached outbuilding shall be used for sleeping quarters. However, this provision shall not prohibit the conversion of a garage into sleeping quarters, which is incorporated as part of the main residential building.

ALTERING LOT BOUNDARIES

In accordance with Article II, paragraph 4 of the Cambridge subdivision covenant, no lot shall be subdivided, or its boundaries lines changed, nor shall application for the same be made to Richmond County, except with an approval by the Cambridge Board of Directors. (See Cambridge Covenant for more information).

LOCATION OF BUILDING ON LOT

No building of any kind or character shall be erected on a lot nearer the street than the minimum building line as shown on the recorded subdivision plats depicting said lot, nor shall any building of any kind or character be erected any closer to the side or rear boundary line of any lot than the area reserved for easements as shown on the recorded subdivision plat. If any lot is re-subdivided or enlarged pursuant to the provisions of paragraph 3 of Article II hereof, side and rear line restrictions shall be applicable only to the side and rear lines of the lot as altered or re-subdivided altered or re-subdivided. All boundary lines between corner lots and contiguous lots shall be considered as side boundary lines.

ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee shall contain five members to be appointed by the Cambridge Board of Directors. Such members shall be appointed for one (1) year terms by a majority vote of the Board of Directors of the Association.

PRESERVATION OF TREES AND VEGETATION

In accordance with Article II, paragraph 9 of the Cambridge subdivision, no tree, shrub or other vegetation may be removed from a lot without the written approval of the Architectural Control Committee

SATELLITE DISHES OR ANTENNAE

No satellite dish or antenna of any type, TV, radio receiver or sender, or other similar device shall be attached to or installed on the exterior portion of any building or structure, or on any lot except as follows:

A lot owner may make written application to the Architectural Control Committee for permission to install a television antenna or Satellite dish, and such permission shall be not be unreasonably withheld.

Satellite dishes must be no more than thirty inches (30) in diameter and **MUST BE LOCATED** behind the rear line of the home and completely screened from view.

COMPLETION OF CONSTRUCTION WITHIN ONE YEAR

In accordance with Article II, of the Cambridge Covenant, the exterior of all buildings and other structures must be completed within one (1) year after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the Owner or builder due to strikes, fires, national emergency, or natural calamities.

RECONSTRUCTION OF DAMAGED STRUCTURES

Should any dwelling unit or other structure on any portion of the property be destroyed in whole or in part, it must be reconstructed or the debris there from must be removed and property restored to a neat and acceptable condition within three (3) months after the date of such destruction.

FENCES AND HEDGES

No fence, wall, hedge, shrub, bush, tree or other thing, natural or artificial, shall be placed, maintained or permitted to remain on any lot or area if the location of such obstructs the vision of the motorists on any adjacent street or lane and thus creates a traffic hazard.

In accordance with Article II, paragraph 13 of the Cambridge covenant, **ALL FENCE** facing any road, shall be constructed in the "SHADOW BOX" style, no more than six (6) feet high with six (6) inch dog-eared pickets. (see Article II, paragraph 13 further details).

APPROVAL/DISAPPROVAL OF PLANS

APPROVAL OR DISAPPROVAL BY THE ARCHITECTURAL COMMITTEE

Except as provided in Article II, paragraph 8 of the Cambridge Covenants and Restrictions, the Architectural Control Committee may decline to approve any plan of any type which, in its sole judgment, it deems not suitable or desirable.

Any and all approvals or disapprovals of the Architectural Control Committee shall be in writing and shall be sent to the Cambridge Property Owners Association and to the Owner. Upon disapproval of a plan by the Architectural Control Committee, The homeowner shall have the right to appeal the decision to the Cambridge Property Owner Association, by written request, within thirty (30) days. The determination of the Cambridge Property Owner Association upon reviewing any such decision of the Architectural Control Committee shall be final.

In the event the Architectural Control Committee fails to approve or disapprove in writing any plan within thirty (30) days after the date of submission to the Architectural Control Committee, then said Plan shall be deemed approved.

APPLICATION PROCEDURES

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Homeowner must submit architectural Change Request Form, for any changes made to the property, to the Cambridge Architectural Control Committee. (see attached form)
Applicant may request additional Architectural Change Request Forms from the Cambridge Property Owners Association Architectural Control Committee Chairman or mail request to Cambridge Property Owners Association, P.O. Box 208, Gracewood, GA 30812

The Cambridge Property Owner Architectural Control Committee will meet at Diamond Lakes Library on the second (2nd) Wednesday of each month at 6:30 P.M.

Frequently Asked Questions

1). *When Do I Need A Permit?*

A permit is required if the cost of the project materials is over \$500.00; or if the type of work requires an inspection as provided for in the construction codes adopted by Augusta-Richmond County, or for the following situations:

A Building Permit is required for the following:

1. New construction: commercial and residential
2. Renovations
3. Additions
4. Re-roofing
5. Signs
6. Swimming Pools
7. Utility or storage buildings.

* Residential renovations: A permit shall be obtained before beginning construction, alteration or repairs, other than ordinary repairs in which the cost of the project materials is less than \$500.00. Ordinary repairs are nonstructural repairs and do not include addition to, alteration of, or replacement or relocation of water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring, or mechanical or other work for which a permit is required by the building official.

2). *What Determines The Cost Of My Permit?*

The permit cost is based on labor and materials.

3). *How Long Is My Permit Good For?*

Permits are good for six months with one extension

4). *If I Hire A Contractor, Who Buys The Permit?*

The contractor buys the permit.