

Bradley Point Architectural Review Board Application

All exterior changes to the home must be approved by the Homeowner Association's Architectural Board (ARB).

Submittal Date: _____ Lot number: _____

Homeowner Name: _____

Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

Please supply details including, but not limited to: Location, size, materials, color and pictures. Please submit a site survey or sketch for any additional structures with new structure drawn on survey. (Example: fence, play equipment, landscape beds, pools, and spas).

Item(s) requested and relevant information:

If you would like your approval sent to an address other than the home address please list address:

Please fax, email or send application to:

Bradley Pointe South HOA
2702 Whatley Avenue, Suite A-3
Savannah, GA 31404
admin@ecoastalmgt.com

If you have additional questions or concerns, please call 912-354-7987

Homeowners will receive written notification of the Board's decision within 60 business days. Once approved it is the homeowner's responsibility to insure that the installation complies with the submitted and approved request.

Bradley Point ARB Guidelines

As dictated by the Covenants, all changes, alterations, or other modifications to the exterior of your home or property need to be approved by the Architectural Review Board (ARB). The purpose of the ARB is to act as an aesthetic authority for the community to ensure the community maintains a harmonious appearance. All decisions made by the ARB regarding requests for modifications are based on this purpose and are at the sole discretion of the ARB board. Failure to receive an ARB approval prior to making a change could be costly, as it may result in the need for removal or repair to the original condition. Violation(s) may be levied to those who deviate outside of this predetermined aesthetic, and thus, approval should be requested prior to enacting any changes on the part of the homeowner.

Below you will find a list of common aesthetic choices that are commonly submitted for ARB approval, items that are not approved by the ARB, and a list of items that do not require ARB approval. This list does not encompass all items, but rather the common items that are typically desired. Keep in mind that all changes must be submitted for approval, not only the items listed below.

ITEMS COMMONLY SUBMITTED FOR APPROVAL:

- **Fences-** Shadow box fencing is the only style of fencing that is approved in the community for lots 251 and higher. Fences must begin at the back corners of the house for lots 251 and higher. When an ARB application is submitted, the lot and location will be reviewed, and a detailed approval will be sent with regards to location and easements. Please keep in mind that every lot is different and lots that abut a lagoon, are on a corner, or contain an easement will have specific requirements. It is the responsibility of the homeowner or the contractor to locate the property pins for appropriate placement of the fence. Any installation of fencing which abuses another property allows the abutting homeowner to tie-in, regardless of the ownership of the existing fence. Fencing should be sealed with a clear sealant; however certain segments of the community may use a semi-solid or semi-transparent stain.
- **Fences for Cottage homes:** Lots 542-601, this section will have wood shadow box style fencing or white vinyl shadowbox style fencing beginning at the back corners of the home. Fencing in this section must be stained white if the wood option is chosen. Stain and color information will be provided with ARB approval letter.
- **Screened Porches/Glassed Sunrooms-** Must have a shingled roof to match the homes and the materials must be cohesive with the home.
- **Garage Door Screens** – Garage Screens need ARB approval. Garage screens may not be visible when the garage door is closed.
- **Gas Tanks/Water Filtration Systems-** a vegetative buffer will be required as part of the approval process. In lieu of or in addition to a vegetative buffer you may wish to add a wooden or lattice style buffer, this would require approval as well.
- **Patio-** Extending a back patio with concrete or pavers.
- **Landscaping Changes-** If you would like to add a landscape bed in a location visible from the street that currently contains sod, add bushes/trees to an area that is not currently part of a landscape bed or make any change that would be considered more than replacement of an existing tree or shrub with an item not on the Pre-Approved Plant list.
- **Mailbox or Mailbox Post** – Approved replacement examples will be provided.
- **Parking Pad-** Additional driveway for parking.
- **Trampolines-** Trampolines may not exceed 12.5' in diameter and the yard must be fenced. In-ground trampolines may be approved without a fence.
- **Sheds-** Sheds must be single story, located behind the home and cannot exceed 12' x 16'. Sheds must be neutral in color. Siding colors in shades of grey, white and tan are typically preferred, as well as shingled or metal roofs in shades of grey, black or brown. Fencing is not required.
- **Swing Sets/Playgrounds-** will be approved provided they do not exceed 12.5' in height and the yard is already fenced.
- **Swimming Pools-** In-ground pools require a fenced yard and are within the building setbacks and not located in an easement.

- **Patio Furniture-** Patio furniture not located on the back patio needs to be submitted for approval. Pictures must be provided along with location.
- **Rocks as Ground Cover** – All rocks added to front yard landscaping beds. (Naturally colored/beige/tan pebbles and shades of white are typically approved but do require an ARB application with a picture of the actual stones to be considered.)
- **Storm Doors-** Storm doors may include high quality full panel glass, decorative wrought iron or decorative aluminum doors. A picture must be submitted for design approval.
- **Color changes-** If you would like to change the color of your front door, shutters, or any other visible item you would need to submit a color swatch.
- **Gutters-** Gutters require an approved ARB on file and must be cohesive with the home.
- **Lawn Ornamentation-** Any statuary, lawn ornamentation, landscape lighting, and decorative patio items visible from the street. Pots on front porch/walk (up to 6) do not need ARB approval.
- **Flagpoles-** Flagpoles attached to the home which are greater than 6' require ARB approval.
- **Security Systems** – All security systems; except for doorbell cameras, which are front facing and do not intrude on neighboring property.
- **Solar Panels** – Solar Panels require an ARB on file. Solar panels are approved for roof placement only.

ITEMS NOT PERMITTED:

- Lava rocks as part of landscaping
- Rubber mulch or dyed mulch
- Canopies –any item that includes fabric of any kind (wooden pergolas are typically approved, but still require an ARB request)
- Artificial flowers
- Above ground pools
- In-ground flagpoles
- Basketball Hoops (when not in use)

APPROVAL NOT REQUIRED:

- Pine straw, pine bark, cedar chips, and wood mulch of natural colors are acceptable without approval
- Sprinkler Installation
- Sod replacement or adding sod to a back yard that did not have sod at the time of closing
- Adding live flowers to an existing landscape bed
- Replacing existing front or side plantings with plants from the Pre-Approved Plant List (does not include tree removal)
- Security systems- Cameras such as doorbell cameras do not require approval if they are front facing and do not intrude on neighboring property.

Please note that the ARB guidelines may be adjusted or revised from time to time as desired by the ARB board. Because the guidelines may change, it is imperative that you obtain approval for every item you desire to ensure that you will never be asked to remove or make changes to an improvement because the guidelines have changed.

All ARB requests will be reviewed within 60 business days, typically 30 business days. If additional information is needed, you will be contacted for those items. If you do not receive a written response within 30 business days, please contact our office at 912-354-7987 or admin@ecoastalmgt.com. It is your responsibility to obtain approval, keep copies of all approvals received, as well as pass them to successors if the improvement is still applicable when you sell the home.

If you have any questions regarding what is approved or not approved, please contact our office prior to improvements being made at 912-354-7987 or admin@ecoastalmgt.com

Guidelines updated: April 2026