

South Bay Community Association

Appendix A: Examples of Projects that Don't Require SBCA-ARC Approval

This is not an inclusive list of projects, only common examples.

Check the SBCA Design Standards and with the Village-ARC/Village HOA for more information.

1. No Application is Necessary. No SBCA-ARC Approval is Required for the following. See DS 4.2.2 (note that the homeowner is still responsible for obtaining any permit required by governmental authorities):

- Planting annuals in existing cultivated areas
- Planting perennials, which do not exceed 42 inches in height at maturity
- Replacement in kind of existing plants
- Trim or remove dead or wind-felled trees (or trees felled by other sudden acts of nature) of any size, **provided** that a photo of the fallen tree, **before the tree is cut**, is available for subsequent review by the Village-ARC/Village HOA or SBCA-ARC
- Trim or remove live tree(s) that meet the following conditions – a) the tree's trunk has a diameter less than 6 inches at a height of 5 feet above the ground, and b) the tree's base is farther than 15 feet from the shoreline of marine waters*
- Routine maintenance of lawns, gardens and shrubbery
- Paint house/trim exterior - same color
- Replace heat pump – same location
- Replace emergency generator – same location
- Replace hot tub – same location
- Add or replace satellite dish less than 1 meter in diameter
- Replace propane tank – same location
- Replace exterior light fixtures – same style and location
- Replace skylights – same size and location
- Replace solar panels – same size and location
- Replace siding or roof with material, like or identical to original – same color and footprint
- Paint or stain deck/railings – same color
- Repair exterior of house or deck – keep same footprint, design and appearance
- Repair walkway or driveway – keep same footprint, design and appearance
- Making interior alterations or repairs that do not alter the exterior appearance of a house or structure

* For shoreline lots, the applicant must ensure that the project is consistent with the Jefferson County Vegetation Management Formula.

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2. Submit Application to the Village-ARC or Village HOA. Projects that are to be reviewed by the Village-ARC or Village HOA and approved by the SBCA-ARC include, but are not limited to, the following examples. If there is no Village-ARC or Village HOA, then submit to SBCA-ARC Office. Submit applications using the following forms:

Building Maintenance/Repair Project Form:

- Paint or stain house exterior new color
- Paint or stain deck new color
- Replace siding or roof with material or color different from original or current
- Replace exterior light fixtures with ones different from original or current

Building Construction/Modification Form:

- New home construction and landscaping
- New or expanded room, if it changes the exterior footprint, including sunrooms or conservatories
- New or expanded garage
- New or expanded deck
- New or modified retaining wall
- New or expanded pet containment
- Add heat pump or change location
- Add emergency generator
- Add or remove hot tub or change location
- Add propane tank or change location
- Add skylights
- Add solar panels
- Add exterior light fixtures
- Add security camera

Landscape Form:

- Modify landscaping (other than what does not require approval: See Part 1)
- New or expanded patio
- New or altered drain system
- New or expanded water feature
- New or expanded walkways or driveways
- Add flagpole
- Trim or remove a tree with a trunk diameter greater than 6 inches at 5 feet above the ground

**Many projects may require a permit from Jefferson County
or other governmental authorities.**