



Sandstone

Architectural Review Committee
1 Clubhouse Lane
Hattiesburg, MS 39402
601-264-0340
arc@sandstone-hoa.org
<http://www.sandstone-hoa.org>

Lot Number

Ownership of a lot in Sandstone, *The Livable Forest*, is subject to certain covenants, conditions, restrictions, and obligations as set forth and recorded in the office of Chancery Clerk of Lamar County, Mississippi, and as amended from time to time.

A copy of the Sandstone Covenants, Conditions and Restrictions can be obtained by writing to Sandstone Homeowners Association, Inc., 1 Clubhouse Lane, Hattiesburg, MS 39402.

No lot preparation, including removing trees, can start until the Architectural Review Committee (ARC) has been notified and house plans and a site plan have been approved.

Building plans and this document should be submitted two weeks prior to committee meeting. The minimum sets of plans required for review are Architectural, Site, and Landscape. The plans must be submitted in duplicate, one set will be returned to the homeowner with notes marked on the plans.

Architectural Requirements:

Front porches must be a minimum of eight feet (8'). The front door entry must have a minimum of 3 steps from the sidewalk. Garage doors facing the front are not allowed except as deemed necessary by the ARC due to specific lot terrain characteristics. The only allowed mailbox is the standard Sandstone supplied mailbox.

Site Plan Requirements:

The Site Plan must show all areas where trees will be removed. All trees, bushes, or underbrush of any kind five inches (5") or larger in diameter may not be cut down without approval from the ARC. Removal of any tree or vegetation within ten foot (10') of the side and rear of the lot line is prohibited. The committee prefers owners to leave clumps of trees in the front of the lot to maintain the beauty and benefits of living in *The Livable Forest*. All propane tanks must be buried and not be seen from the road.

Landscape Requirements:

All landscaping must be completed within sixty days after occupancy has taken place.

Setback Requirements:

Front 50' Rear 60' Sides 10'

Construction Requirements:

Please help us maintain a high quality of living during the building process by following a few rules: A portable toilet is required. No fires are allowed. Control of erosion and sediment is required. Use silt fence or other method if necessary. Trash and debris must be contained on lot. This includes liquids such as mortar mix and concrete truck cleaning, etc. Trash must be removed periodically to prevent unsightly buildup. The lot owner will be assessed a cleanup fee if trash spreads to other lots or areas. No parking of vehicles or any construction equipment on any Sandstone greenspace or common areas. The lot owner will be assessed a fee to restore and replant any greenspace damage.

The signing of this document implies you have read and understand the above requirements of the Architectural Review Committee and the Sandstone Covenants, Conditions, and Restrictions.

Approved By (minimum 3 signatures)

Submitted By (print)

Property Owner Signature / Date

ARC chairman / Date

Sandstone

Architectural Review Committee Checklist

Homeowner Information

Name _____
Address _____
City, State, Zip _____
Phone / cell _____

Contractor Information

Name _____
Address _____
City, State, Zip _____
Phone / cell _____

Lot Number: _____

Plans Submitted: (√) Architectural _____ Site _____ Landscape _____
Plumbing _____ HVAC _____ Electrical _____

Square Footage: Total _____ Heated _____ 1st floor _____ 2nd floor _____

Setbacks: From street _____ From rear _____ From left side _____ From right side _____

Front Elevation: (height from ground to finished floor level) _____

Vegetation Removal (how many feet outside of house footprint): or show in site plan _____

Roof: Pitch _____ Shingle type _____ Color _____

Driveway / Parking Material: _____

Chimney: Number _____ Location _____ Material _____

Foundation: (√) Slab _____ Raised _____ Basement _____

Exterior Doors: Materials: _____ Front Door _____

Exterior Walls: Materials: _____ Color: _____

Interior Walls: Materials: _____

Ceiling Height(s): _____

Porches: Number _____ Location _____ Size _____ Materials _____

Floor Coverings: _____ Wall Coverings: _____

Countertops: _____

Appliances: Electric: _____ Gas: _____

Baths: Full _____ Half _____

Decks: Number _____ Size _____ Outbuildings: Number _____ Size _____

Fence: Location _____ Materials _____ Height _____

Garage: (√) Attached _____ Detached _____ Garage Doors: 1 / 2 / 3 Size _____

Security System: (√) _____ Irrigation System: (√) _____

Landscaping Plans: (attach sheet if needed)

Other Notes: