

RESOLUTION
OF
THE BOARD OF DIRECTORS
STONEY POINT LANDING HOMEOWNERS ASSOCIATION INC.

WHEREAS, pursuant to Ala. Code § 35-20-11 and Article VIII, Section 1 of the Second Amended By-Laws of the Stoney Point Landing Homeowners Association Inc. ("HOA"), the Board of Directors thereof are authorized to adopt and enforce rules and regulations implementing the Architectural Controls set forth in Article V of the Amended Declaration of Covenants, Conditions and Restrictions of the HOA ("Declaration"); and

WHEREAS, the Board of Directors have determined that the Architectural Review Committee Rules and Guidelines and the Home Construction Guidelines ("Guidelines") attached hereto as Exhibit A are consistent with the Architectural Controls set forth in Article V of the Declaration; and

WHEREAS, the Board of Directors have determined that formal approval and enforcement of said Guidelines is necessary, desirable and in the common welfare and best interests of the HOA and its members.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS as follows:

1. The Guidelines attached hereto as Exhibit A are hereby approved.
2. The Board, on behalf of the HOA, shall have full authority and power to require compliance with said Guidelines and to assess fines and penalties against members of the HOA for non-compliance with said Guidelines.
3. Said fines and penalties shall be considered, treated and collected in the same manner as an assessment.

APPROVED BY THE BOARD OF DIRECTORS this the 14th day of February 2022.



HAROLD MARTINEZ
President, Board of Directors
Stoney Point Landing Homeowners Association, Inc.

EXHIBIT A

ARCHITECTURAL REVIEW COMMITTEE RULES AND GUIDELINES
STONEY POINT LANDING
HOME CONSTRUCTION GUIDELINES

The Architectural Review Committee (ARC) is charged with the responsibility of reviewing planned construction for compliance with the Covenants, Conditions, and Restrictions of Stoney Point Landing in Winston County, Book 237, pages 150 – 165. The objective of the ARC is to maintain a community that has consistent quality of appearance, in order to maintain the value and aesthetic integrity of the community. The ARC reserves the right to reject any house or construction plans not furthering this objective. These guidelines are furnished in an attempt to simplify and summarize the key requirements and give helpful information to Stoney Point Landing Homeowner's Association members. The Covenants contained within the Amended Declaration of Covenants, Conditions, and Restrictions of Stoney Point Landing should also be reviewed prior to planning of construction. The ARC understands that during the construction phase, certain adjustments may be necessary to the overall plan and wish to be kept advised of these changes when they occur.

1. Have your lot cleared and cleaned. Every attempt should be made to preserve mature trees and the natural woodland character of the lot wherever construction allows. Except within twenty feet (20') of the main dwelling, no live trees in excess of twenty inches (20") in circumference measured (measured one foot (1') above ground level) may be removed without prior approval of the ARC.
2. The lot must then be surveyed with pins placed at the corners and the lines flagged. It is most important to locate the 522-ft. lake level, below which Alabama Power Company owns ground. Nothing can be built in this area without being permitted by Alabama Power Company (currently, this includes docks, retaining walls, etc. No dock can extend more than one-third (1/3) into a slough at summer pool of 510-ft.). FEMA has designated the 522-ft. lake level limit of construction for flood insurance purposes.
3. A plot plan, survey with the house, driveway, and landscaping shown must be submitted to the ARC. Proposed location of well and septic system must be shown. Note, these locations must be approved by the County Health Department. Code setbacks are ten-feet (10') from lot lines for buildings, zero for driveways, the 522-ft. lake level, and for retaining walls where necessary to prevent erosion.
4. Written approval of home construction plans by the ARC is required prior to commencement of any clearing, grading, or construction. Care must be taken to preserve the approved septic and repair area. Check with the County Health Department prior to any construction.
5. No dwelling unit shall exceed 2 ½ stories above the basement.

6. Total heated living space required is 2,000-sq. ft. for properties on the waterfront, 1,800-sq. ft. for properties otherwise, exclusive of garages, basements, decks, porches, etc.
7. No exposed foundations are allowed. Foundations must be covered with brick, stone, or stucco.
8. The main structure roof pitch must be at least 8/12, unless otherwise approved by the ARC.
9. The exterior of the home must be completed within one year of start of construction.
10. No stand-alone structures (to include, but not limited to, gazebos, sheds, garages, etc.) may be constructed or placed on an undeveloped lot except during home construction as part of the overall building plan. Any such structures must be included in plans submitted to the ARC for approval at the time of home construction. However, subsequent to home construction, plans for additional structures may be submitted to the ARC. The plans are subject to the same requirements as homes and must be approved prior to commencement of construction or construction related activities.
11. Driveway shall be paved in concrete or asphalt. As a minimum, driveways shall be paved fifty ft. (50') from the road. Paving the balance of the driveway is optional. Concrete pipe, galvanized corrugated steel pipe, or other approved material is required for driveway culverts. Concrete or other approved decorative materials are required for end-dams.
12. EXTERIOR MATERIALS PROHIBITED: vinyl siding, tar paper, asbestos/aluminum siding, imitation brick or stone roll siding, exposed concrete, and concrete block. New materials continually become available and may be considered by the ARC for approval.
13. All gas and oil tanks placed on the property must be buried according to county regulations or screened from view from both the road and lake. By completion of construction, water system pressure tanks shall be moved inside the house or other structure, and the wellhead screened from view from both the road and lake.
14. Satellite dishes must be screened from view of both the road and lake.
15. Freestanding antennas or towers are not permitted.
16. Garbage and waste cans must be screened from view from both the road and lake.
17. Dog lots are not permitted. If fencing is to be placed on the property, a sample must be provided to the ARC for approval.

18. "For Sale" signs no larger than four sq. ft. (4 sq. ft.) may be displayed on a lot, and one is permitted at the front of the neighborhood, as well as at the lake.
19. A dumpster is required during construction and must be placed on the lot.
20. A plan review fee of \$250.00 must be submitted with the home construction plans prior to review and approval (checks may be made payable to Stoney Point Landing Homeowners Association). Plans must be sent to:

STONE POINT LANDING HOMEOWNERS ASSOCIATION ARC
c/o David Minor
2081 Arbor Hill Parkway
Hoover, Alabama 35244
djm2020@bellsouth.com

21. Architectural review fee, and road fee, must be paid, and Homeowners Association dues must be current prior to approval of any plans.
22. Plans must include a completed Plan Approval Checklist:
 - a. One full set of the proposed home construction plans, including elevations, floor plans, and roof pitch;
 - b. A site plan showing house placement, including distances from property lines, driveways, walkways, septic and well placement; and
 - c. A landscaping plan, depicting plants, shrubs, decks, and fencing. *Note: Materials used for the exterior of the above must be approved.*
23. A \$1,000 Road Fee is required when home construction plans are submitted. This fee is non-refundable. This fee is required to build a reserve for the Homeowners Association to be used to repair the roads from damage caused by heavy construction traffic. Checks may be made payable to Stoney Point Homeowners Association.
24. The property owner is responsible for initially placing and maintaining a stone driveway, during construction, to facilitate the delivery and distribution of building materials at a centralized staging area on the subject lot. No materials of any nature are to be unloaded or stored in the road or road right-of-way. This driveway is to be used before and during construction, to minimize damage to the roads and shoulders of the roads caused by the repeated parking of vehicles, heavy equipment, and trucks. During construction and after completion of construction, a Stoney Point Homeowners Association representative will inspect the roads and shoulders near and in front of the subject property. the owner will be responsible for any necessary repairs.
25. A silt fence is required where necessary during construction to prevent erosion and runoff into the lake or adjoining properties.
26. Your Stoney Point address can be obtained from:

Winston County 911, Assistant Director
P.O. Box 1237
Double Springs, Alabama 35553
(205) 489-8911

If a mailbox is to be installed, contact ARC for suggestions or submit a selection for approval.

Shoreline Permitting & Inspection Contact Information

Remember to call Alabama Power Company representatives before you begin a seawall, dock, or construction that could affect land beneath the water storage easement of 522-ft. Calling prior to construction will help avoid problems later. Please, *before you begin*, call (205) 384-7385 for permitting information, and to make an appointment for an on-site visit by one of Alabama Power Company's shoreline contractors. Alabama Power Company has several permitting contractors and surveillance representatives on Smith Lake:

Stephen Fletcher – Smith Lake Shoreline Manager
Pamela Aaron – Administration
Carey Scruggs – Jasper, Walker, and Winston County
K.D. Huey – Floating Contractor for Smith Lake
Donny Cagle – Shoreline Surveillance
Ferrell Drummond – Floating Contractor, Walker and Cullman Counties

In addition to the shoreline permitting and surveillance, Alabama Power Company also uses light aircraft to monitor the lake.