

## Brookhaven 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, 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:

Brookhaven HOA  
2702 Whatley Avenue, Suite A-3  
Savannah, GA 31404  
[admin@ecoastalmgt.com](mailto: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 ensure that the installation complies with the submitted and approved request.

## Brookhaven ARB Guidelines

As dictated by the Covenants, any 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 and black aluminum fencing (wrought iron look) fencing are the only styles of fencing that are approved in the Community. Black Aluminum is only approved for lots that abut a lagoon or wooded lot, and only on the back portion of the lot facing the lagoon or woods. An ARB approval is required for all fencing. Fences must begin at the back corners of the house. When an ARB application is submitted, the lot and location will be reviewed and a detailed approval will be sent based on location and easements for your lot. 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 abuts another property allows the abutting homeowner to tie-in, regardless of the ownership of the existing fence.
- **Screened Porches/Glassed Sunrooms-** Must be shingled to match the home, if the sides are not full screen, the knee wall must match the home's siding.
- **Sheds –** All sheds require ARB approval prior to installation. Shed size is limited to 12' x 10' x 9' and must be secured on a concrete slab. Shed style must match existing home's roofing and siding.
- **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 bed in a location that currently contains sod, adding bushes/trees to an area that is not currently part of a landscape bed or making any change that would be considered more than replacement of an existing tree or shrub.
- **Parking Pad-** Additional driveway for parking.
- **Garage Screens –** Only retractable screens that are not visible when the garage door is closed are approved. Screens are not permitted which cover the outer portion of the garage door.
- **Trampolines-** Trampolines may not exceed 9' in and the yard must be fenced. In ground trampolines may be approved without a fence.
- **Swing Sets/Playgrounds-** will be approved as long as they do not exceed 9' in height and the yard is already fenced.

**Guidelines updated: 8.26.2026**

- **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.
- **Storm Doors-** Storm doors must contain a solid piece of glass or screen. 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 must be a color that is cohesive with your home.
- **Lawn Ornamentation-** Any statutory, lawn ornamentation, landscape and decorative patio items.

#### ITEMS NOT PERMITTED:

- Fence stains or color of any kind (Clear sealant is acceptable and recommended)
- Canopies –any item that includes fabric of any kind (wooden pergolas are typically approved, but still require an ARB request)
- Above ground pools
- Flagpoles
- Basketball Hoops (when not in use)

#### APPROVAL NOT REQUIRED:

- Pine straw, pine bark, and cedar chips 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
- Black Wire Non- permanent fencing which is no taller than 2 feet to deter geese on lots that abut lagoons only. Black border fencing is limited to the back of the property perimeter and may not extend beyond the back corners of the home.

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 each and every item you desire to insure 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](mailto: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 with regard to what is approved or not approved, please contact our office prior to improvements being made at 912-354-7987 or [admin@ecoastalmgt.com](mailto:admin@ecoastalmgt.com)**