

Fairwood & SBCA ARC Authorizations Summary

Update 5-8-25

I. Landscaping Projects On Homeowner Property - No Approvals Necessary

Homeowner Landscape Projects On Homeowner Property	No approval necessary
Cut trees & vegetation less than 6" dia @ 5' above ground	No approval necessary
Plant perennial or annual vegetation that will not exceed 42" in height	
Replace existing plants or shrubbery	
Remove dead/diseased tree posing hazard to dwelling or other vegetation	

II. Home Modification Projects On Homeowner Property - No Approvals Necessary

Homeowner Projects On Homeowner Property	No approval necessary
Repaint house same colors	No approval necessary
Replace deck same colors, stairs & details	
Replace heat pump same location	
Replace hot tub on existing deck	
Install or replace satellite dish	
Replace propane tank (white color)	
Install or replace exterior light fixtures (certain restriction apply)	
Replace siding or roof with same or similar materials	

III. Projects On Homeowner Property - Permits and Approvals Required

Landscape Modifications On Homeowner Property	SBCA ARC Landscape Modification Application Needed	FVA Board <u>Review</u> Needed	SBCA ARC Approval Needed
Remove dead/diseased trees greater than 6" dia. @ 5' above ground	Yes	Yes	Yes
Remove trees greater than 6" dia. @ 5' above ground	Yes	Yes	Yes
Plant perennial vegetation which will exceed 42" in height	Yes	Yes	Yes
Modify existing landscaping	Yes	Yes	Yes
New or altered drainage	Yes	Yes	Yes

Building Modification On Homeowner Property	SBCA ARC Bldg. Modification Application Needed	FVA Board Review Needed	SBCA ARC Approval Needed
Paint house new colors	Yes	Needs FVA Review	Yes
Install new walkway of gravel, pavers, cement, etc.	Yes	Needs FVA Review	Yes
Expand existing deck	Yes	Needs FVA Review	Yes
Install or expand ground level patio	Yes	Needs FVA Review	Yes
Install emergency generator	Yes	Needs FVA Review	Yes
Install new hot tub	Yes	Needs FVA Review	Yes
Install roof skylights	Yes	Needs FVA Review	Yes
Install solar panels	Yes	Needs FVA Review	Yes
Replace roof or siding with different materials	Yes	Needs FVA Review	Yes
Modify or expand existing dwelling or garage exteriors	Yes	Needs FVA Review	Yes

IV. Management Of FVA Common Areas - Permits and Approvals Required

Vegetation Management On FVA Common Areas	SBCA ARC Common Area Modification Applica Needed	FVA Board Action Needed	SBCA ARC Approval Needed
Homeowners May Not Modify Common Area Property Adjacent Their Homes To Create Expanded Residential Landscaping!			
Clearing of grasses and brush	Yes	Needs FVA Board Approval	No
Plant appropriate vegetation that does not require maintenance	Yes	Needs FVA Board Approval	No
Remove trees any size	Yes	Needs FVA Board Approval	No

Notes:

1. Homeowners can refer to a Jefferson County aerial photo which has been overlaid with Fairwood property lines to determine common area boundaries. Disputes of property line locations may be resolved by a professional land survey performed at homeowner
2. The FVA's Board's permission to perform vegetation management in Fairwood common areas does not imply that homeowners working in or caring for common property have any future right to claim ownership to that property.
3. Working in common areas can be hazardous. By doing or having work done in FVA's common areas, homeowners agree to absolve and release FVA of any liability for any injuries that may result from such work.