

January 1, 2020

FAQ | Architectural Review Board (ARB)

Why do we have an ARB?

Southern Village is a covenant restricted planned community. Legally, there are certain restrictions on what can be done to the outside of a home or on the property. The ARB process & guidelines are designed to manage growth and protect all property values within our community.

What projects require ARB approval?

The following projects need approval by the ARB, and specific guidelines for each of them are presented in ARB Guidelines found here: www.southernvillage.org/arb

- Additions or alterations to structures, if visible from the exterior of the structure.
- Installations of Decks, Fences, Patios, Porch screening or Walls.
- Repainting a structure in a different color, not on the pre-approved paint palette (see below).
- Installation of roof mounted devices (including solar panels).
- Landscaping that involves
 - changes in lot elevations,
 - plants that may block a street view, making safety a concern, or
 - addition of shrubs or trees that constitute a natural fence.
- Addition of sheds or other accessory buildings.
- All roofing changes that are not same in color, shape, size and material to existing roof material

If your project is not on the above list, it does not require ARB approval.

The following is the ARB pre-approved color pallet for Southern Village Homes. If your current home color or choice of new color does not appear here, you are required to submit an ARB application.

Sherwin-Williams' Exterior Color Preservation Palette collection. The three approved siding and street entry door color families are "Suburban Traditional", "America's Heritage" and "Northern Shores and Seaports." You can pick up paper copies of the approved SVHOA paint palette from the local Sherwin-Williams store at 1507 East Franklin Street in Chapel Hill.

How do I submit a request for ARB approval of my project?

An ARB submission form is available for download on www.southernvillage.org, using the architectural review guidelines given for your specific type of project and adding the specified attachments. The form is on page 12 of the guidelines and can be submitted to the community manager at hoa@millhouseproperties.com

When does the ARB meet?

The ARB meets monthly, with meeting dates, times & locations posted on www.southernvillage.org

When will I know if my project is approved?

The Community Manager will communicate the outcome of all applications to applicants within two business days after the monthly ARB meeting.

What if my project is not approved?

Any disapproved application will include an explanation of the reasons for disapproval.

If I disagree, can I appeal an ARB decision?

Yes. Disapproved applications may be appealed back to the ARB, who will involve the SVHOA Board of Directors, if requested, when an acceptable solution cannot be found by working with the ARB. The Community Manager is the best point of contact to discuss any issues related to architectural review applications.

Why does the ARB concern itself with landscaping?

While most landscaping is a personal homeowner choice you do need to be mindful of the proximity of Southern Village homes. For this reason, a landscape project needs ARB approval if it will change lot elevations, block a street or alley view, or encroach on a neighboring lot.

Questions?

Please direct all questions regarding the ARB Approval process to the Southern Village community manager at hoa@millhouseproperties.com