

Mission & Criteria for the SPH Architectural Review Committee (ARC)

Mission

The purpose of covenants includes meeting the promise of a community environment consistent with the hopes and aspirations of those who purchase and choose to live on the property now and in the future. Stoney Point Harbor is a gated, wooded, lakeside development of properties that constitute a sizable investment for all owners. From its inception, the original developer provided covenants and restrictions that help to define the nature of the community. While flawed at best, the documents make clear that certain values were to be adhered to and architectural review was intended as an on-going benefit to all who invested here.

The SPH ARC is responsible for overseeing the review and enforcement of the covenants. As a consequence, they must make decisions that are for the good of the community, the preservation of the nature of this unique development, and a protection for the owners' investments in their individual properties.

Criteria

Among the criteria the ARC follows in rendering decisions associated with architectural review are the following in the form of questions:

1. Will making an exception set a precedent that could be construed as invalidating one or more covenants?
2. Will approving requests for structures, fencing, etc. in any way potentially violate the privacy, aesthetics, or rights of adjacent property owners, now or in the future?
3. Will approving a request contribute to a change in the nature and character of this community (e.g., deforesting, storing vehicles, multiple family dwellings, above ground recreational equipment such as pools or trampolines, etc.?)
4. Will adjacent property owners be subjected to nuisances such as noise, smells, or intrusive activities of their neighbors as a consequence?

These are not an exhaustive list of questions but representative of any deliberations prior to rendering a decision that could set a precedent. To the extent possible, the ARC is disposed to approve requests for improvements to each owner's property. When the above questions and those of like kind can be answered with a simple "no problem," the ARC will be pleased to approve such requests.