



Sawgrass Architectural Committee  
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**Sawgrass Subdivision Architectural Committee [SSAC] Policies Revised March 2023**

**All Exterior Construction and other architectural changes to the property must be approved by the SSAC before work begins.**

**Yard Lights:** Light bulbs other than white (neutral) are only permitted during official city holidays. Yard lights shall be equipped with a light source producing 1190 lumens, equivalent to a standard 75-watt incandescent light bulb and no more than 1600 lumens, equivalent to a standard 100-watt incandescent light bulb. Solar Powered lights are not allowed due to their inability to meet these requirements.

**Non-working Yard Light Violations:** First letter of violation with \$50 fine mailed to lot owner 30 days after initial post card notification. Fine increases \$50 every 30 days until yard light has been repaired and confirmed by SSAC. **This applies to our annual inspection.**

**Fences:** Size, color, material, general aesthetics design and location must be approved by the SSAC. All wooden fence framework must have frames on the inside and fence panels on the outside.

- 4' maximum height on lake lots. 6' maximum height on non-lake lots.
- Fence should follow property contour. Fence must be within property lines with a minimum of 12" from the sidewalk/bike path.
- No temporary fence or chain link fence permitted.

**Divider/Privacy barriers (For Duplex/Quadplexes ONLY to divide the rear entrances):** Size, color, material, general aesthetic design and location must be approved by the SSAC. 8' maximum height and cannot block lake views.

**Sheds: Size, color, material, general aesthetic design and location must be approved by the SSAC.**

**\*\*\* PLASTIC SHEDS ARE NOT ALLOWED \*\*\***

- Siding and roofing must match existing dwelling. Maximum dimensions are 16' x 20' x 12' eave height.
- On lake lots the following will be considered based on size, location, and adjacent resident's view of the lake.
- Shed location shall be in the rear yard.

**Building additions: Decks, pergolas, balconies, patios, screened and other porches, sunrooms, structures, etc.**

- Size, color, material, general aesthetic design and location must be approved by SSAC.
- Final SSAC approval contingent upon confirmation of city building & safety permit if required.

**Pools:** No above ground swimming pools are permitted except kiddie pools under 300-gallon capacity. In ground pools are permitted but require fence and city permit.

**Docks:** Cannot be built by an individual homeowner. Requests must be submitted to the lake committee for consideration. HOA Board approval required. Size, color, material, and general aesthetic design must be approved by the SSAC.

**Structures on commons:** No permanent structures are allowed on commons without HOA board approval. Structure is subject to SSAC review [board approves the action, SSAC approves the structure]

**Vegetable Gardens:** One permitted in rear yard with maximum size 100 sq. ft. Gardens must be maintained.

**Violations (other than Yard Lights):**

- Once a violation has been determined, a first notice of violation will be mailed to the homeowner. Homeowner will have 14 days from the date of the letter to respond. The response to the violation will be either a corrective action plan or full correction.
- If the violation is not corrected or a plan submitted, a second notice of violation will be sent requiring a response within 7 days from the date of the second notice.
- If there has been no correction or plan to correct submitted by the homeowner within 21 days from initial violation notification, the issue is turned over to the board to begin the fine process.
- All corrective action plans must be approved by the Board of Directors and must be completed within (6) six months of the date of the first notice of violation.
- Fines will be assessed at \$200.00 per month for the first (3) three months and \$400.00 per month ongoing starting on the fourth month until the violation has been corrected.

**Maintenance:** All exterior dwelling structures, fences, sheds, and playground equipment must be properly maintained. Maintenance is subject to the same standards and violation procedures as structures.

All Architectural request approvals expire after 6 months from the date of approval. Approval by the SSAC is merely approval for purposes of the covenants of Sawgrass Subdivision and the SSAC assumes no responsibility for the design, installation or maintenance of any structures or other improvements. Homeowners must comply with all State and local ordinances and codes.