

**Section 1 through Section 7 contains information applicable to all of Woodside Plantation. Section 8 is intentionally left blank at this time. Section 9 contains specific guidelines by community that is in addition to or supersedes the general information for a specific area.**

**1. Purpose and Authority of Covenants and Guidelines**

- 1.1 New Construction**
- 1.2 Improvements**
- 1.3 Landscaping**

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- 2.1 New Home Construction**
  - 2.1.1 Submittal Fee/Deposit**
  - 2.1.2 Stake Out**
  - 2.1.3 Completed Review Form**
  - 2.1.4 Color Samples**
  - 2.1.5 Dimensioned Site Plan (area calculations)**
  - 2.1.6 Elevations**
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  - 2.1.11 Meeting Attendance**
  - 2.1.12 Building Permit Expiration**
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  - 2.2.3 Site Plan**
  - 2.2.4 Drawings**
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- 3.2 Design Criteria**
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  - 3.3.3 Materials**
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- 3.6.4 Window Treatment**
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- 3.7.3 Hot Tubs**
- 3.7.4 Dish Antennas**
- 3.7.5 Flagpoles**
- 3.7.6 Statues/Play Equipment/Other Structural Items**
- 3.7.7 Solar Energy Systems**
- 3.7.8 Window Air Conditioners**
- 3.7.9 Mailboxes**
- 3.7.10 Boat storage**

**3.8 Walk & Concrete Coloring**

**3.9 Fences**

**3.10 Water Run-Off Control**

**3.11 Garages/Parking/Driveways**

**3.12 Street Gutter Obstructions and Curb Cutting**

**3.13 Road Right of Way and Easement**

**3.14 Variances**

**3.15 House Numbers**

**3.16 Lake Water for Private Irrigation Use**

**3.17 Signs**

**3.18 Real Estate Signs**

**3.19 New Construction Lot Signs**

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- 4.1 General Regulations/Work Hours**
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- 5.1.3 *Plants*
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**7. Definition of Terms**

**8. Blank**

**Appendix**

- A-1 – *Curb Cut Specifications*
- A-2 – *Realty Signs Specifications*
- A-3 – *New Construction Signs Specifications*

**9. Specific Guidelines by Community**

**9.1 Patio “Privacy” Homesites:**

*Baldcypress Court (Section 1, Phase II), Juniper Loop (Section 2, Phase I), Sweet Gum Lane & Sweet Gum Court (Section 10, Phase I), Crane Court (Section 16, Phase I), Hackberry Lane (Section 2, Phase II) & Hunters Run Drive (Section 24, Phase II):*

- 9.1.1 *Lot Coverage*
- 9.1.2 *Minimum Sq. Ft.*
- 9.1.3 *Setbacks*
- 9.1.4 *Alternative Location of Dwelling*
- 9.1.5 *Easement Adjacent to Privacy Wall*
- 9.1.6 *Easement for Adjacent Privacy Wall*
- 9.1.7 *Windows, Walls and/or Fences*

**9.2 Exceptions for “Privacy Wall” Homesites:**

**9.3 Cottage Homesites – Boxwood Road (Phase 1):**

- 9.3.1 *Lot Coverage*
- 9.3.2 *Minimum Sq. Ft.*
- 9.3.3 *Setbacks*

**9.4 Phase 1 & 2 Single Family Homesites (Unless shown in a specific section):**

- 9.4.1 *Lot Coverage*
- 9.4.2 *Minimum Sq. Ft.*
- 9.4.3 *Setbacks*

**9.5 Estates Section – Section 12, Phase I - Magnolia Lake Court (Lots 398-415 & 429-437)  
Magnolia Lake Lane (Lot 374) & Magnolia Lake Road (Lots 375-397, 416-428 & 438):**

- 9.5.1 Lot Coverage
- 9.5.2 Minimum Sq. Ft.
- 9.5.3 Setbacks

**9.6 Charles Towne Place - Section 2, Phase I, Lots (711-729):**

- 9.6.1 Lot Coverage
- 9.6.2 Minimum Sq. Ft.
- 9.6.3 Setbacks
- 9.6.4 Design Philosophy
- 9.6.5 Privacy Wall Construction

**9.7 Eagles Nest – Section 1, Phase I - Eagles Nest Lane (Lots 797-804) & Willow Oak Loop  
(Lots 785-796)**

- 9.7.1 Lot Coverage
- 9.7.2 Minimum Sq. Ft.
- 9.7.3 Setbacks
- 9.7.4 Additional Requirements

**9.8 Longwood Green Court – Section 17, Phase II - Longwood Green Court (Lots 331-354  
& 357-360) & Short Iron Drive (Lots 355 & 356):**

- 9.8.1 Lot Coverage
- 9.8.2 Minimum Sq. Ft.
- 9.8.3 Setbacks

**9.9 Club Villas (Multi Family Units) - Club Villa Drive West & Club Villa Drive East (Phase  
I):**

- 9.9.1 Lot Coverage
- 9.9.2 Minimum Sq. Ft.
- 9.9.3 Setbacks
- 9.9.4 Club Villa Association and Requirements

*Note: The Villas on White Willow Place are not part of the Club Villa Association.*

**9.10 Cottonwood Creek – Section 16, Phase II - Cottonwood Creek Lane (Lots 281-286 &  
315) & Popular Hill Court (316 -326) - Lots 281-286 are multi family units:**

- 9.10.1 Lot Coverage
- 9.10.2 Minimum Sq. Ft.
- 9.10.3 Setbacks
- 9.10.4 Cottonwood Creek Association and Requirements

*\*See Section 9.24 for Cottonwood Creek II*

**9.11 The Fairways - Section 6, Phase II - Double Eagle Court (Lots 215-248):**

- 9.11.1 Lot Coverage
- 9.11.2 Minimum Sq. Ft.
- 9.11.3 Setbacks
- 9.11.4 Fairways Association and Requirements

**9.12 Forest Pines – Section 18-A, Phase II – Forest Pines Road (Lots 361-372 & 392-399),  
Section 18-C, Phase II- Forest Pines Road (Lots 373-377 & 386-391) & Section 18-E,  
Phase II – Forest Pines Road (Lots 378-385):**

- 9.12.1 Lot Coverage
- 9.12.2 Minimum Sq. Ft.
- 9.12.3 Setbacks

**9.13 Fox Trace Court - Section 18-B, Phase II, (Lots 400-425) & Section 18D, Phase II - Huntington Court (Lots 426-446):**

- 9.13.1 Lot Coverage
- 9.13.2 Minimum Sq. Ft.
- 9.13.3 Setbacks

**9.14 Spalding Lake –Section 18, Phase II - Spalding Lake Circle (Lots 447-472):**

- 9.14.1 Lot Coverage
- 9.14.2 Minimum Sq. Ft.
- 9.14.3 Setbacks

**9.15 Holley Ridge – Section 19, Phase II - Holley Ridge Road (Lots 473-510):**

- 9.15.1 Lot Coverage
- 9.15.2 Minimum Sq. Ft.
- 9.15.3 Setbacks

**9.16 Forest Ridge – Section 21, Phase II - Forest Ridge Drive (Lots 571-587) & Forest Pines Road (Lots 569 & 570):**

- 9.16.1 Lot Coverage
- 9.16.2 Minimum Sq. Ft.
- 9.16.3 Setbacks
- 9.16.4 Design Intent & Additional Requirements

**9.17 Forest Bluffs – Section 20, Phase II - Forest Bluffs Road (Lots 541 & 547-563) & Forest Pines Road (Lots 511-529, 534-540, 542-546 & 564-568) & Section 20B, Phase II – Forest Pines Road (Lots 530-533):**

- 9.17.1 Lot Coverage
- 9.17.2 Minimum Sq. Ft.
- 9.17.3 Setbacks
- 9.17.4 Additional Requirements

**9.18 Glen Haven – Section 22, Phase II - Glen Haven Circle (Lots 590-627):**

- 9.18.1 Lot Coverage
- 9.18.2 Minimum Sq. Ft.
- 9.18.3 Setbacks
- 9.18.4 Additional Requirements

**9.19 Oakman’s Bluff - Section 26, Phase II – Birch Tree Circle (Lots 654-675); Holley Ridge Road (Lots 633-635); River Birch Road (Lots 636-653) & White Birch Court (Lots 676-688):**

- 9.19.1 Lot Coverage
- 9.19.2 Minimum Sq. Ft.
- 9.19.3 Setbacks
- 9.19.4 Additional Requirements

**9.20 The Overlook - Section 1A, Phase III – Spaulding Bridge Road (Lot 1A-10) & Steeplechase Road (Lots 1A-01 – 1A-09) & Section 1B, Phase III - Bridle Lane (Lots 68-71), Foxhound Run (2-21, 22A & 24-67) & Steeplechase Road (Lots 1 & 72-760):**

- 9.20.1 Lot Coverage
- 9.20.2 Minimum Sq. Ft.
- 9.20.3 Setbacks
- 9.20.4 Additional Requirements

**9.21 Belmont Bluffs - Section 2, Phase III – East Pleasant Colony (Lots 124-162), Storm Song Court (Lots 107-111), Summer Squall Lane (Lots 112-122), Trippi Lane (Lots 93-106) & Woodside Plantation Drive (Lots 86-92 & 123):**

- 9.21.1 Lot Coverage
- 9.21.2 Minimum Sq. Ft.
- 9.21.3 Setbacks
- 9.21.4 Additional Requirements

**9.22 Cedar Ridge – Section 4, Phase II - Red Cedar Road (Lots 174-179, 186, 187, 218-237), Tulip Popular Court (Lots 180-185); Section 5, Phase III – White Cedar Way (Lots 188-217B):**

- 9.22.1 Lot Coverage
- 9.22.2 Minimum Sq. Ft.
- 9.22.3 Setbacks
- 9.22.4 Additional Requirements

**9.23 Pleasant Colony – Section 3, Phase III -West Pleasant Colony Drive (Lots 163-173) Section 6A, Phase III - West Pleasant Colony Drive (Lots 238-253 & 276-293) & Section 6B -Periwinkle Court (Lots 264-267); Steeplechase Road (Lots 262,263 & 269) & West Pleasant Colony Drive (Lots 254-260& 270-275):**

- 9.23.1 Lot Coverage
- 9.23.2 Minimum Sq. Ft.
- 9.23.3 Setbacks
- 9.23.4 Additional Requirements
- 9.23.5 Additional Landscape/Live Oak Trees (Revision 5-16-05)

**9.24 Cottonwood Creek II – Section 16B, Phase II – Cottonwood Creek Lane (Lots 287-304 & 306-312):**

- 9.24.1 Lot Coverage
- 9.24.2 Minimum Sq. Ft.
- 9.24.3 Setbacks
- 9.24.4 Cottonwood Creek Association and Requirement

**9.25 Bellewood – Section 23, Phase II - Bellewood Drive (Lots 23-1 – 23-11, 23-21 - 23-32 & B1-U1 - B5-U15):**

- 9.25.1 Lot Coverage
- 9.25.2 Minimum Sq. Ft.
- 9.25.3 Setbacks
- 9.25.4 Additional Requirements

\*B1-U1 – B5-U15 are triplex units

**9.26 The Enclave – Section 7, Phase III - Enclave Drive (Lots 7-27 - 7-33, 7-36, 7-42 - 7-47 & Highland Reserve Court (Lots 7-1 - 7-25, 7-34A & 7-37 - 7-41):**

- 9.26.1 Lot Coverage
- 9.26.2 Minimum Sq. Ft.
- 9.26.3 Setbacks
- 9.26.4 Additional Requirements

**9.27 The Oaks – Section 12, Phase III – Golden Oak Drive (Lots 12-1 - 12-43):**

- 9.27.1 Lot Coverage
- 9.27.2 Minimum Sq. Ft.
- 9.27.3 Setbacks
- 9.27.4 Additional Requirements

**9.28 The Pointe – Section 8, Phase III - Bridge Crest Court (Lots 8-1 – 8-11 & 8-22 – 8-25 & Crescent Pointe (Lots 8-12 - 8-21):**

- 9.28.1 Lot Coverage
- 9.28.2 Minimum Sq. Ft.
- 9.28.3 Setbacks
- 9.28.4 Additional Requirements

**9.29 Grand Haven – Section 11, Phase III - Pink Dogwood Circle (Lots 11-1 - 11-35):**

- 9.29.1 Lot Coverage
- 9.29.2 Minimum Sq. Ft.
- 9.29.3 Setbacks
- 9.29.4 Additional Requirements

**9.30 Steeplechase Reserve – Section 1, Phase IV, Steeplechase Road (Lots 101-121):**

- 9.30.1 Lot Coverage
- 9.30.2 Minimum Sq. Ft.
- 9.30.3 Setbacks
- 9.30.4 Additional Requirements

**9.31 Ridge Oak Heights – Section 2, Phase IV - Quiet Oak Court (Lots 201-225):**

- 9.31.1 Lot Coverage
- 9.31.2 Minimum Sq. Ft.
- 9.31.3 Setbacks
- 9.31.4 Additional Requirements

**9.32 Longmeadow – Section 3, Phase IV - Commonwealth Way (Lots 311-341), Quiet Oak Court (Lot 307), Sterling Grove Circle (Lots 301-306, 309-310 & 342-349); Summer Winds Circle (Lot 308) & Steeplechase Road (Lot 350):**

- 9.32.1 Lot Coverage
- 9.32.2 Minimum Sq. Ft.
- 9.32.3 Setbacks
- 9.32.4 Additional Requirements

**9.33 Meadowbrook Estates – Section 6, Phase IV Anderson Mill Road (Lots 601-620) & Barbaro Court (Lots 621-624):**

- 9.33.1 Lot Coverage
- 9.33.2 Minimum Sq. Ft.
- 9.33.3 Setbacks
- 9.33.4 Additional Requirements

**9.34 Grassy Creek – Section 9, Phase III – Grassy Creek Lane (Lots 9-01 – 9-25) & Section 9A, Phase III - Steeplechase Road (Lots 9A-27 - 9A-31):**

- 9.34.1 Lot Coverage
- 9.34.2 Minimum Sq. Ft.
- 9.34.3 Setbacks
- 9.34.4 Additional Requirements

**9.35 Silver Meadow – Section 14, Phase III - Silver Meadow Court (Lots 14-01 - 14-21):**

- 9.35.1 Lot Coverage
- 9.35.2 Minimum Sq. Ft.
- 9.35.3 Setbacks
- 9.35.4 Additional Requirements

**9.36 Stonebridge – Section 8A, Phase III - Lady Banks Road (Lots 8A-19 – 8A-40); Sea Grass Lane (Lots 8A-01 – 8A-15 & 8A-18) & Three Runs Creek Way (Lot 8A-43 – 8A-63):**

- 9.36.1 Lot Coverage
- 9.36.2 Minimum Sq. Ft.
- 9.36.3 Setbacks
- 9.36.4 Additional Requirements

**9.37 Twin Pond Estates – Section 5, Phase IV - Bristlecone Drive (Lots 516, 517 & 523-525); Steeplechase Road (Lots 501-503 & 536), Twin Ponds Lane (Lots 504-515 & 526-535):**

- 9.37.1 Lot Coverage
- 9.37.2 Minimum Sq. Ft.
- 9.37.3 Setbacks
- 9.37.4 Additional Requirements

**9.38 Stonehurst – Section 4A, Phase IV - Cameron Alley (Lots 401-408); Rock Maple Court (Lots 409-414) & Summer Winds Circle (Lots 425-427):**

- 9.38.1 Lot Coverage
- 9.38.2 Minimum Sq. Ft.
- 9.38.3 Setbacks
- 9.38.4 Additional Requirements

**9.39 Pine Glen – Section 007, Phase IV Pinyon Pine Loop (Lots 701-704, 706, 713-719 & 721 Section 007A, Phase IV (Lots 707-712)**

- 9.39.1 Lot coverage
- 9.39.2 Minimum Sq. Ft.
- 9.39.3 Setbacks
- 9.39.4 Additional Requirements

**9.40 Hanlon Woods – Section 16A, Phase III - Hanlon Woods Court (Lots 16-01-16-04)**

- 9.40.1 Minimum Sq. Ft.
- 9.40.2 Setbacks
- 9.40.3 Additional Requirements

**9.41 Summer Hill – Section 14A, Phase IV - Summer Winds Circle (Lots 14-01-14-12) & Section 14B, Phase IV – Summer Winds Circle (Lots 14-13-14-19) & Summerpark Place (Lots 14-20–14-24)**

- 9.41.1 Lot coverage
- 9.41.2 Minimum Sq. Ft.
- 9.41.3 Setbacks
- 9.41.4 Additional Requirements





# ***Building and Landscape Guidelines For New Construction & Changes To Existing Homes Woodside Plantation Aiken, South Carolina***

*\* For the purpose of these guidelines, Landscape is considered to be the grading, plantings ground cover and hardscape as part of landscape design..*

**1. Purpose and Authority of Covenants and Guidelines:** The primary purpose of the Covenants and Guidelines is to foster the creation of a community which is aesthetically pleasing and functionally convenient for residents and visitors. These Guidelines apply to residential lots/homesites that have been platted and recorded within Woodside Plantation. All proposed homes, homes under construction, and existing homes must be built and maintained in a manner conforming to the Covenants and Guidelines. The Building Guidelines have been written to clarify and expand on the Covenants. The Covenants take precedence over the Guidelines. Changes to the Covenants require a vote of Woodside's property owners while changes to the guidelines require approval by the ARB's (Architectural Review Boards).

The Woodside Plantation Covenants dated September 5, 1986 and its amendments establish the basis for construction of new homes, modifications and landscaping in the plantation and applies to builders and residents. The Covenants established the Development Company Architectural Review Board and provided that the Company will transfer Architectural Review Authority to a permanent Review Board under the control of the Association when 75% of the lots are sold within a phase or section. Amendment Twelve under the Covenants dated 8/14/98 established a new ARB under the Association for all property platted as of 12/31/97. The current working agreement letter dated October 2000 between the Company and the Association establishes that number at 65% (Certificate of Occupancy).

Both ARBs operate today. These Guidelines make general reference to the 'ARB' or 'Review Board', or may specify the Development Company Architectural Review Board (DC-ARB) or the Property Owners' Architectural Review Board (PO-ARB).

The DC-ARB is focused on the look and feel of newly developing areas and the house plans for these areas.

The PO-ARB is responsible for completing the development of areas having reached 65% certificate of occupancy and for changes and improvements to all properties in the Plantation. Note this includes changes to homesites in DC-ARB areas when changes are proposed after the certificate of occupancy has been issued on that home.

The DC-ARB currently enlists the Landscape Committee of the PO-ARB to review landscape plans in their new areas.

The two ARB's meet together on occasion to help insure consistency in policy and process. These Building Guidelines were revised as a joint project by both Review Boards.

*ARB Authority, General Prudential Rule. It is clearly the intent of the Covenants and Building Guidelines that all improvements to property or sites within Woodside Plantation, whether new construction or modification, structure, landscaping or appurtenances, must be reviewed and approved by the ARB. "Appurtenances" is a broad category which includes items considered ornamental or recreational in nature. **The fact that an item or circumstance is not specifically addressed in the Covenants or Building Guidelines does not allow exemption from this requirement.** The Covenants specifically do not establish extensive objective standards but rather vest authority in the ARB to implement the Covenants and Building Guidelines, given the broad objectives of Article 1, Section 3(b) specified in the Covenants.*

*Approval of Architectural, Siting, Landscaping and other building plans shall be dated and shall not be effective for construction commenced more than twelve (12) months after such approval unless a different expiration is specifically stated in the approval. (Covenants Article 1, Section 3 (f). This applies to new construction and modifications.*

*All changes to approved plans which occur during execution of a project must be submitted to the ARB for approval. It should be noted that while an individual change may be considered minor, an accumulation of these minor changes may, in fact, create a significant change. Builders are therefore encouraged to advise the ARB of change, no matter how minor, at the earliest opportunity rather than waiting for final inspection.*

**1.1 New Construction:** Prior to starting construction of a new residence, detailed plans of the residence must be submitted to the appropriate ARB, and a building permit must be issued.

**1.2 Improvements:** As stated in the Covenants, no alteration, including painting or staining, affecting the exterior appearance of any building, structure or significant landscape change shall be made without prior written approval of the POA-ARB. A request for approval must be submitted to the Board including the review fee, a completed improvement review form, drawings necessary to define the proposed improvement, color samples, and site stake-out. In building repainting/restaining or replacing roof shingles, the use of the same exterior colors is generally encouraged and does not require approval unless it is different in texture or brilliance, e.g. flat white vs. gloss white. Samples must be presented for approval. Change in exterior colors of house must be presented to the PO-ARB for approval before work is undertaken. House additions/improvements/ modifications shall be architecturally integrated with the existing house.

**1.3 Landscaping:** Every property owner (resident, absentee or association) is responsible for preventing the development of unclean, unsightly, or unkempt conditions of buildings, yards and empty lots which shall impair the beauty of the neighborhood as a whole or the specific area. Owners are also responsible for maintaining the adjacent road right-of-ways and easements adjoining their property. For informal landscaped areas, bed and lawn areas must be maintained. In natural areas weed growth must be controlled. All modifications involving the addition of or changes to fences, fountains, hardscape (as defined in Section 5.1.3), site and landscape lighting, driveways and walks must be approved by the appropriate ARB prior to installation.

**2. Review and Approval Process:** The ARBs exist to review the proposed building, remodeling, and/or alteration activity, and to encourage high quality architectural design and characteristics appropriate to the surroundings and the special conditions of climate and other environmental factors indigenous to the area.

This review process has been set up to establish a systematic and uniform review of proposed construction. Required drawings and submittal forms must be completed prior to submission for review. Submittals to the ARBs for new construction are required to be made by an architect, an ARB approved design professional or the building contractor.

Designers should strive to develop a strong sense of identity within a framework of visual continuity so as to create an attractive and harmonious addition to the community. It is not the intention of these Boards to stifle creativity in producing a strong identity, provided the design conforms to the Covenants and these Guidelines. The ARBs, however, through their procedures, may approve or disapprove proposed construction on purely aesthetic grounds, where, in its sole judgment, such action is required to protect the enduring natural beauty and attractiveness of an area.

Both ARBs retain staff to assist owners, architects, and contractors during the design and construction process. No site clearing (other than minimum clearing for stake out), material deliveries, or construction may begin without first obtaining a Woodside Plantation building permit from the ARB. A permit may be issued only after approval is granted by the ARB. The review process must begin early enough to obtain approval that coordinates with the construction schedule. Both a Woodside Plantation and a City of Aiken permit must be issued prior to commencement of construction.

Both ARBs generally meet twice a month and may meet as needed for a special or unusual situation. In general, submittals should be received at the appropriate ARB office no later than one week prior to the meeting. Submittals shall be accompanied by the Architectural Review Board form completed in full. Review fees must also be paid in full for a submittal to receive consideration. The applicant or his/her representative is encouraged to be present during their submittal review to assist in resolving any questions. If there are unresolved questions concerning the submission, the review may be rescheduled to the next meeting of the ARB in order to obtain information from the applicant or others.

**2.1 New Home Construction:** The review submittal must contain the following:

**2.1.1 Submittal Fee/Deposit:** This fee is for the review process. The deposit is to ensure completion of the project as approved and the intent is for it to be returned.

**2.1.2 Stake-Out:** After all other conditions for the issuance of a building permit are met and before clearing the lot can begin, a stake-out of all vertical and horizontal construction must be approved by an on-site inspection prior to the ARB meeting. The following items must be complete for the inspection:

- All property corners located with stakes minimum 3' high and boundary

defined by string lines.

- Footprint of the entire house and driveway defined by stakes (minimum of 3' high) continuously connected by string lines.
- All trees to remain on site must be flagged with colored ribbon.

**2.1.3 Completed Review Form:** Two (2) sets of complete drawings must be presented to obtain the approval. Upon approval of the plans, one set will be returned to the builder. The agreement form is to be completely filled out listing all materials used on the house. Material deviations are to be submitted for approval before implementation. The signed Construction Application Deposit & Agreement Form must accompany the drawings and the construction fee & deposit must have been paid. If the ARB grants approval, a Woodside Plantation building permit may be obtained at the ARB office. If the ARB fails to grant approval of the project, it will designate, in writing, the reasons for failure to grant approval, and if possible make recommendations to obtain approval.

Effective January 2012, the POA-ARB requires that all landscape, site and house plans for new construction be submitted digitally in addition to the hard copies. If a builder or landscaper does not have the capability, the ARB will outsource the plans for digitalization for a standard fee.

**2.1.4 Color Samples:** Proposed colors of exterior materials including siding, trim, brick, roofing, stucco, and lattice, shall be submitted on actual samples of materials proposed for use. These sample submissions are important to both the owner and the Board in evaluating the eventual appearance of the house as color chips often vary greatly from actual applications. The applicant may be requested to provide a 12"x18" color and materials sample with the submittal.

**2.1.5 Dimensioned Site Plan:** The site plan shall be drawn on a 24" x 36" (architect D) size paper at a scale of 1" = 10'. A different scale is acceptable for large lots to be able to fit the entire drawing on the 24" x 36" sheet. The drawing shall include but not be limited to indicating the footprint of the house (foundation), decks, patios (on grade or raised) labeled as such, walks, HVAC units and electric & gas meters. Driveways (10' minimum width) and walks (4' width) shall be shown and dimensioned. The site plan must also include all property lines, curb lines, setback lines, easements (and their dimensions), wetlands, buffers existing, contour lines and any prominent natural features. Trash storage shall be indicated on plan as to be in garage or screened enclosure.

Site plans must also include the following **area calculations**:

- A. Roofed building footprint (heated and unheated) \_\_\_\_\_ s.f.
- B. Unroofed 1<sup>st</sup> floor decks/stairs/porch/patio \_\_\_\_\_ s.f.
- C. Total of A+ B \_\_\_\_\_ s.f.
- D. Driveway, walks, pool, ground level patios, etc. \_\_\_\_\_ s.f.

- E. Total of C + D \_\_\_\_\_ s.f.
- F. Total lot area \_\_\_\_\_ s.f.
- G. % Footprint coverage (C divided by F) \_\_\_\_\_
- H. % Improvements area – (E divided F) \_\_\_\_\_

Site plans must also include the following:

- Dimensions shall be shown from property lines to the closest point of the house on all four sides.
- Water flow, both before construction and projected after project completion must be shown. Swales and berms must be marked on site plans. Section 4.6.3, Erosion Control, specifies elements that include silt fencing and temporary gravel driveways to be shown on the Site Plan.
- Trees to be saved must be shown on the Site Plan matching what is flagged on the property and will provide the basis for a tree inspection by the ARB.
- The finished floor elevations for the house and the garage must be shown on the plans.

#### **2.1.6 Elevations:**

- All four (4) elevations are to be drawn to  $\frac{1}{4}'' = 1'$  scale.
- The front and rear elevations shall be drawn on (1) sheet and the left and right on another. The elevations should reflect the way the house is to be built including shutters, window trim, crawl space doors, etc.
- Materials such as brick, stucco and vinyl are to be indicated on all elevations of the house.
- Reversed reading plans will not be accepted
- The elevations should reflect the final grade that relates to the topography as closely as can be determined.

**2.1.7 Floor Plans:** Floor plans shall be drawn at  $\frac{1}{4}''$  scale containing information necessary for construction. Interior floor plan changes that do not alter the footprint dimensions of the house may be made during construction without ARB approval.

**2.1.8 Landscape Plan:** Landscape plans shall be drawn on a 24" x 36" sheet to a scale of 1" = 10', must cover the entire property and convey a legend of planting materials, identified as to size, common name, variety and quantity.

Plans shall also show the location of landscape lighting, walks, fences, pools, decks and patios. Adequate evergreen plant screening shall be provided for HVAC units, service yards and trash enclosures. The contractor shall be responsible for locating existing utilities before excavating. Proper drainage plans showing the flow of excess water must be shown in detail. The ARB may request the services of a civil engineer at the expense of the applicant on homesites that are severe in slope to design a drainage plan insuring its ability to properly drain the homesite without negatively impacting adjacent properties with flowing water. Landscape plans must be submitted for approval to the DC/POA-ARB two weeks after full enclosure inspection is completed. Additional information on landscaping can be found in found in Section 5. Landscaping is to be completed within 90 days of the issuance of a certificate of occupancy.

**2.1.9 Variances:** The ARBs may occasionally grant certain variances when there is valid justification. The ARBs will take into consideration such factors as: the potential impact on adjacent properties, other alternatives that may be available to the applicant, effect upon Woodside Plantation, and any hardship that may be inflicted on the applicant by not granting the variance. When a variance is requested, the following is the process:

- Application must be in writing to the appropriate ARB.
- A Board quorum is needed to continue consideration.
- Variance sign will be posted for 10 days and neighbors informed in writing as appropriate to provide input to the board. (Notifications are sent to those neighboring properties that would be directly impacted by the variance, such as bordering properties, neighbors directly across street or across fairways.)
- ARB will consider any and all input received and vote whether to grant approval.
- Variances on Golf Course properties also require the appropriate Club's approval.

**2.1.10 Plan & Design Deviations:** Material deviations and changes to the construction of the house are to be submitted for approval before implementation.

**2.1.11 Meeting Attendance:** The applicant/contractor is urged to be present during the meeting. Often this saves delays due to lack of information. It is mandatory for first-time builders to attend the ARB meeting for approval to build in Woodside Plantation. Further information for new builders can be found in Section 4.1.

**2.1.12 Building Permit Expiration:** From the date of the building permit, approval is good for 1 year for new construction and improvements.

**2.1.13 Project and Building Responsibility and Completion:** A new

home is considered a project with a builder as a Residential Contractor that may or may not take responsibility for landscape or other exterior appurtenances. The Covenants in Part 2, Article 1, Section 6 states that "...dwellings and other structures" must be completed within twelve (12) months after the construction of same shall have commenced...". Since 1999 the Building Guidelines have held that completion of construction occurs when the home is ready for occupancy as evidenced by issuance of a CO (Certificate of Occupancy). This building completion does not constitute a finished project. If the builder hands off the project to the homeowner for the exterior work, he needs written confirmation from the homeowner that can be lodged with appropriate ARB. The ARB may have required a landscape deposit from the homeowner.

The Covenants in Section 6 goes on to say that "Landscaping plans for all Dwelling Units and other structures must be completely implemented within ninety (90) days of the occupancy or issuance of a Certificate of Occupancy by the appropriate authority, whichever date shall first occur."

It is the intent of the ARBs to provide both a final inspection for the home as well as the landscape and exterior appurtenances. Project completion is then attained.

It is important and necessary for the appropriate ARB to know who has responsibility for the lot and any impact the work may have on neighbors, common area, streets, etc. throughout the hand-offs in this process.

For exterior Home Improvement projects, completion occurs when a final inspection has been completed if required. It is expected that the homeowner is the Contractor and takes responsibility for any subs that are brought in.

**2.2 Property Improvements and Alterations:** Generally no exterior building alteration or site improvements are allowed until written approval by the appropriate ARB as stated in the Covenants. Planting additions, of a minor nature, on the site are allowed without ARB approval. No improvements shall be approved until the proposed building plans including elevations, material specifications, finishes, colors, revised site and landscape plan and construction schedule has been approved in writing by the ARB. When submitting a request of proposed improvements, such application must include but may not be limited to the following:

**2.2.1 Letter of Intent:** The owner should inform the Board as to the intent and purpose of the proposed improvements by completing an improvement submittal form.

**2.2.2 Color Samples:** Samples are important when applying for improvement approval because of the necessity of matching existing materials and the look and feel they provide, e.g. glossy vs. satin finish.



**2.2.3 Site Plan:** A dimensioned site plan of the property must be submitted showing the location(s), shape, dimensions and materials to be used for the proposed improvements.

**2.2.4 Drawings:** Sufficient plans and elevations shall be submitted to adequately define and explain the improvement. Scaled drawings representing existing structure(s) will also need to be submitted.

**2.2.5 Completed Improvement Review Form:** After reviewing the project, the ARB will grant approval or indicate in writing its reasons for failure to grant approval, and may make recommendations to obtain approval. The submittal fee and deposit when applicable must accompany the completed improvement form and two (2) sets of complete drawings will be stamped before issuing a Woodside Plantation building permit. As specified in the construction guidelines, the Woodside ARB permit and City of Aiken permit, if required, must be displayed before site clearing, material delivery, or commencement of construction.

The review form must contain dates, even if approximate, for start and completion of the project. The contractor is to sign the improvement form before final approval is given.

**2.2.6 Landscape Improvements:** While each new home is required to submit a landscape plan, it is expected that homeowners may replace, renew and repair their plantings on a continuous basis. Tree removal, replacing sod with mulch and hardscape changes require approval from the appropriate ARB.

**More details on Landscaping may be found in Section 5 of this document.**

**3. General Guidelines:** Properties are conveyed to individual buyers subject to deed restrictions and architectural covenants designed to establish control of land use and insure that residences are attractive in appearance and appropriate to their neighborhood. These restrictions and site analysis data form a basis for the beginning of site development concepts.

The buildable area of every lot must be delineated to determine the portion of the lot upon which the house may be constructed. This area is sometimes specified by the easements and setbacks as recorded on the subdivision plat or in the legal description of the lot. It should be noted that while specific guidelines by community are listed in Section 9, house setbacks must insure 20' between homes, (except where grandfathered), where one or both homes are a two story or more structure. This is to satisfy the Aiken Department of Public Safety requirement.

Additionally, based on City guidelines dated 3-05, structures such as utilities and walls may extend into the minimum 20' between homes, provided they are not attached to the house.

**3.1 Architectural Design:** The architectural design concept for Woodside Plantation is that home structures should be generally unobtrusive in form and color in order to compliment their natural setting. No particular period styles, foreign or geographic influences, or historical approaches are specifically endorsed or encouraged with the exception of Charles Towne Place. The Covenants provide the ARB, in their sole

discretion, the ability to deny specific applications.

**3.2 Design Criteria:** While each building designed for Woodside Plantation should express its own unique quality, it should become a part of a common vocabulary of materials and forms that work together to compliment and reflect the natural environment surrounding it. No one building should stand alone as a monument to its designer or as a replica of period architecture foreign to the natural setting. Consequently, certain criteria have been established to assist the designer in creating a design respectful of its site and adjacent structure as well as responsive to the needs of the client.

**3.2.1 Composition:** While the composition of a building will be largely dictated by the functional relationships of program elements, it should be remembered that the goal at Woodside is to develop in concert with the surroundings, not in competition with them. The height of the structure should not dominate the height with the adjacent structures so as to preserve continuity within the neighborhood. Architectural form should also be compatible with neighboring structures, while care should be taken not to exactly duplicate existing structures but to create a unique form that provides interest and variety within a common framework. The composition should be perceived in its totality, providing interest and aesthetic appeal from all sides of the structure. This will enhance the quality of design in the development and enrich the visual experience of neighboring residents. Homesites adjoining the golf course or lake and those with side or rear yard adjoining a street, should utilize the same or similar façade treatment on the sides and rear as it used on the front. This treatment includes but is not limited to windows, shutters, frieze boards and quoins.

**3.2.2 Materials:** Materials such as wood, hardi-plank, stucco, brick and stone are recommended for their blending quality with the surrounding environment. Premium quality vinyl siding will be permitted at the discretion of the ARBs, and where the Development Company has not prohibited its use, provided the aesthetic appearance of the home is acceptable. If vinyl siding is to be utilized, blending with other approved construction materials is encouraged. While other manufactured facsimiles of natural materials are generally not allowed, certain manufactured composition products may be permitted at the sole discretion of the ARB.

For additional information see Section 3.6.1 (Exterior Walls)

**3.2.3 Appurtenances:** Appurtenant exterior spaces such as decks, courtyards, gazebos, patios, and terraces can add visual interest to a residence as well as extend the interior living space to the exterior. The extended space should be detailed in a compatible manner with the main structure, and should serve as a transition from the built environment to the natural. Materials and finishes of such appurtenances should be consistent with the architectural expression of the primary structure. Exterior decking, rails, and garden walls, or fences should be compatible in detail with the main structure. Other rooftop elements such as solar panels or attached appurtenances such as security systems should be designed to coordinate with overall architectural expression

and are subject to approval by the ARB. While detached garages or well screened carports are permitted appurtenant structures, walkways between such garages or carports and the house are encouraged to be covered. Unattached guest houses are not permitted as Woodside Plantation's master plan does not allow for multiple dwellings on lots designated as single family homesites. Pool houses may not be designed for or used as dwellings.

**3.3 Site/Landscape Design:** The following design criteria have been established to encourage sensitive design, responsive to its site.

**3.3.1 Base Information:** The first step toward achieving a successful design for a specific site is to prepare a properly dimensioned site plan. (See Section 2.1.5 and Section 5 for complete requirements.) Proposed structures, screen walls, drives or noteworthy natural features should be indicated to guide the designer in properly locating and positioning his/her design elements to take best advantage of view corridors and to maintain privacy where required.

**3.3.2 Composition:** Care should be taken to compose the site elements in such a manner that the completed design blends into the fabric of the surrounding neighborhood. While minimum front, side, and rear yard setbacks are specified in subsequent sections of these guidelines and/or recorded plats, a varied street-scape is encouraged. Rear yards should be so composed as to maximize view corridors while simultaneously maintaining privacy screening from adjoining neighbors through creative use of natural vegetation, landscaping, or architectural screening. Driveway access on the site should be designated to respect the natural topography through the application of gentle curves and subtle positioning within the vegetation to minimize its impact on the site.

**3.3.3 Materials:** The use of natural materials is encouraged in the site design as they lessen the impact of the man-made environment on the natural. Supplemental landscaping should be selected to enhance the existing vegetation, and should complement or accent existing vegetation by building on existing plant groupings with various textured plantings.

**3.3.4 Appurtenances:** Service areas for heat pumps, air conditioning compressors, trash cans or other miscellaneous storage should be adequately screened and located as remote from adjacent properties as possible. Likewise, pool equipment, and landscape irrigation controls should be adequately screened or contained within service yards. All service meters shall be adequately screened from view from the street and the golf course. Architectural screening of such elements should be totally integrated with the design of the residence so as to be an integral part of the design. The location of other site appurtenances considered ornamental or recreational in nature such as fountains, gazebos, garden sculptures or statuary, flag poles, basketball goals, trampolines, swing sets and etc. must be approved by the ARB. These should be restricted to areas of a homesite that do not obstruct sight lines of adjacent property to surrounding views or impact the golf course. These appurtenances may be required to be screened. Mailboxes shall conform to a standard design provided by the POA. Coordinating the landscaping, architectural forms, exterior lighting, plantings and roads allows for certain harmony that results in a quiet elegance in which the

Plantation itself plays a major role.

Brightly colored canopies are not encouraged on swing sets.

**3.4 Building Size:** Section 4 of these guidelines stipulate the minimum and/or maximum square footage that may be contained in a residence built on a lot. Building heights shall be controlled by the ARBs and based upon lot location, tree cover, neighboring homes, and other factors affecting the site. Homes shall generally be one or two stories in height with taller designs to receive approval from the ARB prior to normal plan review. In addition, while maximum building sizes may be specifically established in a particular deed or recorded Covenants, the Board may in its sole discretion, refuse to approve a submittal that is inappropriate for the site due to size. The ARB will not approve any submittal which crowds the site and/or is out of context with other structures in the area.

**3.5 Building Form:** The eventual building form of every residence should be a carefully planned addition to the natural setting and embrace its site. Building shapes should provide interest and be compatible with neighbors. Large homes can be made to appear smaller and small homes to appear larger by the manipulation of shapes and forms, and by the effective use of decks, carports, garages, and screened porches. The roof profile of each home should complement the design of the home, the natural surroundings and neighboring designs.

### **3.6 Materials and Colors:**

**3.6.1 Exterior Walls:** Natural woods, hardiplank, stucco and brick are encouraged.

All genres of vinyl siding needs to be approved. Vinyl siding submissions should include the design style of the siding as well as the color. The use of plywood siding is not permitted as a finished siding.

Premium quality vinyl siding and trim will be permitted in some areas and/or for special purposes, e.g. dormers.

Guidelines dated 4-26-05 include verbiage that prohibits vinyl siding except for gables and dormers in Forest Bluffs, Oakman Bluffs, The Overlook, Belmont Bluffs, Cedar Ridge and Pleasant Colony. The Development Company has modified its position effective 5-16-05 to state that while horizontal vinyl siding is generally not acceptable, "shake like" siding in vinyl, cedar and hardiplank is acceptable.

**3.6.2 Roofing:** Roofing materials should be compatible with the overall finish materials. Some recommendations are slate tile or architectural grade composition shingles rated with a 25 year or greater warranty and to be submitted by style name. A rounded or barrel tile, sometimes known as knee tile, is not permitted. Exterior finish colors should blend with the environment and be approved by the ARB. Roof penetrations such as vents, exhaust hoods, and roof flashing must be painted to blend with the roof. Continuous soffit vents or suitable gable and soffit vents are required and a minimum of 1' x 6' frieze

boards are also required if appropriate for architectural style. Other roofing materials shall be held to a similar standard of quality. Roof vents and accessories should be located away from the front elevation and painted to match the roof color. Sloping roof pitches are required to be a minimum of 6/12 for functional and aesthetic reasons.

The minimum 6/12 roof pitch applies only to predominant roof lines.

**3.6.3 Windows:** Wood, vinyl or aluminum clad wood, or premium quality vinyl windows are permitted.

**3.6.4 Window Treatment:** Homes located on the golf course, lake or adjacent to Woodside Plantation Drive should have the same or similar type of exterior window treatment on the side facing those areas as it does on the front.

**3.6.5 Screening:** Open areas under porches, decks and carports (all sides), etc. must be properly screened to avoid unsightly areas. The ARBs recommend screening with quality wood lattice or other approved material for decks and porches 4' and under that is compatible with the house color. It is further recommended that mature plantings be added for quality look. The ARB, in its sole discretion, may allow homes built on homesites with steep grades to have open space under the rear decking. No storage will be permitted under these unscreened areas. HVAC equipment must be screened with materials compatible with the exterior of the home or with evergreen plantings provided that these are of sufficient size and quantity to adequately screen within one year. Service yards for trash receptacles are to be screened on two sides and must have a gate to fully enclose the area if the opening exposes the contents to the neighbor, street or golf course.

**3.6.6 Height:** The maximum height of single family detached residences shall be limited to three (3) stories; except patio and garden home residences which shall be limited to two (2) stories. Should a majority of the dwelling units be constructed of near equal height, the ARB reserves the right to require that certain homesites be developed for alternate height buildings to insure against monotony in building heights.

**3.6.7 Deck Color:** Deck color should be specified at the time of home plan approval. While it is generally assumed that decks will be natural in finish, this must be specified at the time of approval and any change must be referred to the ARB for approval.

### **3.7 Appurtenances:**

**3.7.1 Exterior Lighting:** The design and location of all exterior lighting fixtures must be approved by the ARB. Exterior lighting may be utilized to illuminate driveways, walks, entries and landscape features. All exterior lighting should be included in the landscape plan. Neither these nor any other illumination devices, including but not limited to Christmas ornaments, located anywhere on the structure or grounds of any residential lot or dwelling unit or other residential structure within the property shall be located, directed, or be of

such intensity as to affect adversely the night time environment of any adjacent property. The ARB reserves the right to require adjustments to any exterior lighting.

**3.7.2 Swimming Pools:** All pools must conform to the Aiken City requirements including the requirement for fencing around the pool. Fencing around pools is encouraged to be wrought iron or simulated wrought iron. City code requires a minimum of 4' in height. The ARB may not approve pools on some lots, especially golf course lots due to irregular shaped site or location relative to the golf course. Exterior above ground pools are not permitted. Minimum building setbacks listed in each specific area apply to pools. Maximum site coverage limitations apply. The pool cannot be filled for use until the fence installation is complete.

All pool plans submitted shall show all property lines, setback requirements, pool, pool equipment, fence location and a complete landscape plan all in one submission and be drawn to a 1" = 10' scale. Several contractors may be involved in the pool design, the landscaping and the fence layout. A single accurate plan is preferred for submission to the ARB for approval. As a minimum, separate plans showing all this information must be submitted for a single review by the ARB. The site plan, which accurately shows the house location and lot survey pins, should be used as the starting point for this submission. This will give consistent locations for all the facilities. The intent of this requirement is to ensure that this is an integral design, allowing not only for the pool, pool equipment, fence and plantings, but also for berms, retaining walls and tree locations.

All pool equipment must be screened completely from everyone's view, e.g. neighbors, street, golf course etc.

**3.7.3 Hot Tubs:** All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must be submitted showing the plans for this screening.

**3.7.4 Satellite Antennas:** Homeowners may install Satellite Dishes in conformance with the Federal Communications Commission Over-the-Air Reception Devices ("OTARD") rule. This rule does not apply to conventional "stick" antenna to receive distant over-the-air television signals or antenna for broadcast radio or amateur ("ham") radio.

The POA requires that the homeowner give the Association notice prior to installation and in turn receive information relative to location. That information includes the following:

- Dish Antenna is limited to one meter (39.37") or less in diameter.
- Dish Antenna location must be on homeowner's property. It may not be located on Common Property, Golf Course or any other property and all equipment must not extend beyond the homeowner's property line.

- Dish Antennas must not be visible from the street or have a high visual impact on neighbors, provided such placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay. A site visit from the POA is required at no cost to assist the homeowner.
- Ground installation is preferred over roof installation.
- Dish Antennas must be properly screened from view with buffer plantings, if ground pole mounted placement is used.
- While ground installation is preferred, attaching the Dish Antenna to a roof is permissible. Homeowners should be reminded that anything attached to a roof, over time, lead to water leaks.
- All satellite dishes, including poles, that are no longer used for service are to be removed from resident's property within (30) days of service termination. Disposal of the dish and pole may be made by contacting the City of Aiken for a special pick-up or taken to Aiken County Recycling Drop-off Center.

**3.7.5 Flagpoles:** Free standing flagpoles may not exceed (21) feet in height and require ARB approval. Check the POA office for the current Flag Policy. They will maintain and update the policy as needed.

The current flag policy is as follows:

- One American flag may always be displayed following US Flag Protocols.
- The flag may be displayed either on a free standing flagpole or a pole attached to a home or deck. The home or deck pole should not exceed (6) feet and display on a tree is not permitted. The flag must be in good condition.
- One additional flag may be displayed concurrently e.g. sports, school. The flag may be displayed either on a free standing flagpole or a pole attached to a home or deck. Then home or deck pole should not exceed (6) feet and display on a tree is not permitted. The flag must be in good condition. The flag must not be offensive, and not be religious or political in nature.
- Banners may be displayed for a short period of time, e.g. Independence Day, Memorial Day. They must not exceed (2) feet in height and be confined to decking.

**3.7.6 Statues/Play Equipment/Other Structural Items:** As indicated under 3.3.4 Appurtenances, detailed requests to the appropriate ARB are required. Items that are secured in the ground, require footings or cannot be easily moved are considered structural items and cannot be placed in the

setbacks of a home. Variances may be considered with specific ARB approval. This includes fountains and other items that require electricity and/or water. In making judgments the ARB will take into consideration any requirements to satisfy the City of Aiken, e.g. the 20' between homes rule for side setbacks, and will be especially sensitive to set backs that border a golf course or a lake.

In general, statues, ornamental items, or any structural item requires ARB approval. If there is a question, contact the POA office. If statues, and other ornamental items will be viewed by the street, the golf course or neighbors they must be in good taste as perceived by the ARB. While a religious statue is acceptable, it must not be so dominant in the landscape so as to offend others as judged by the ARB. Statues and other ornamental items less than 30" in height do not require ARB approval unless they are multiple items that could be perceived as clutter.

Woodside Plantation is a family community. While we encourage children having play equipment, there are a few concerns. First is safety. Play equipment that includes swings, jungle gyms, etc. must be located inside lot setbacks for homes on a golf course or lake. The location for a structure is needed when a request is made to the ARB. In general approvals for play equipment structures will be given for a specific length of time, e.g. 2 years. This will help control the structures that are erected and left unused as the children outgrow them. If they are still used, it is expected extensions will be requested. The preference for color in play equipment is natural or subdued to blend in with the surround. Bright colors will be considered on a case to case basis.

**3.7.7 Solar Energy Systems:** A Solar Energy System requires the appropriate ARB approval prior to construction. Homeowners should understand that the size and location of any solar system is a sensitive subject as it relates to keeping the look and feel of the natural surround that the Covenants and Building Guidelines seek to protect. Technology in this area has and is changing quickly and a broad variety of system components are available. The following are general guidelines that will be used in considering any system for approval by the ARB.

- Construction drawings for the proposed installation must be provided. They should be drawn to show the location and number of collectors, attachment to roof structure, and location of any other exterior system components.
- Calculations should be provided showing the number and area of the collectors required.
- A sample or illustrated brochure of the proposed solar unit, which clearly depicts the unit and defines the material used, should be submitted with the application.
- Solar collectors, wherever possible, should be installed on the plane of the roof material (flush mounted).



- Solar units must be firmly secured to the roof in accordance with local building codes.
- Solar units or other components not mounted on the roof (ground mounted) must be installed within the specific lot setbacks as indicated by the plat or set forth in the Building Guidelines. Where possible, any such structure may need screening to be concealed from view.
- All exterior plumbing lines must be painted in a color scheme consistent with the structure and materials adjacent to the pipes.
- If aluminum trim is visible, it may need to be anodized or color treated.

Approvals will be made on a case to case basis. Approval may be given for some locations and not others simply based on how dominant the system appears in the view of the neighbors and the golf course as judged by the ARB. The ARB may approve a location that would increase the cost of the system by 20% and/or decrease the efficiency or expected performance by 20%.

If approval is not given, the homeowner will be notified based on the current operating rules and procedures of the ARB.

We would encourage any homeowner who is looking into solar energy to take the time to do an exhaustive search. There is a wealth of information on the net.

**3.7.8 Window Air Conditioners:** Window air conditioner units and window fans are not permitted in Woodside as they detract from the overall feel and aesthetics of the community. Interior air conditioning units (a relatively new product form) that require venting of exhaust to the outside of a dwelling may not be vented through windows. They may be approved by the ARB provided the venting is done through the use of external vent similar to the vent on a laundry dryer.

**3.7.9 Mailboxes:** \* Any reference to mailboxes in the following, where applicable, also applies to a mailbox post.

The design of mailboxes and the posts has been established by the POA. All mailboxes are to be uniform and conform to the standard design throughout the Plantation with the exceptions of Charles Towne Place and the Highlands (Glenlevit Lane, Balfour Court, Cameron Alley & Thornhill Drive).

Mailboxes are the personal property of each homeowner. As the owner, you are responsible for all repairs, replacement and cost associated with the mailbox. Mailboxes need to be straight and in good condition. The POA reserve the right to request and require homeowners to repair, replace or repaint their mailboxes if warranted. Replacement post, box, paint and lettering are available through the POA office for a fee.

Plantings are allowed around the post however, the lettering must be kept clearly visible for emergency vehicle to quickly locate a residence. Plantings must not

encroach beyond the inside of the curb. The Association will require maintenance or removal if the plantings become unsightly or create any maintenance issues.

Mailboxes may be tastefully decorated for major holidays, however they must be promptly removed after the holiday.

**3.7.10 Boat Storage:** Lake front property owners may request approval from the ARB to store one (1) boat, which may not be powered by an internal combustion engine, on the shore of a lake adjacent to their property. The boat will be required to be appropriately screened from neighboring properties which would include those properties across a lake also.

**3.8 For Walk & Drive Concrete Coloring:** Deviations from a concrete color must be approved by the appropriate ARB.

**3.9 Fences:** This policy, unless amended or superceded replaces all prior references to fence regulations.

The Declaration of Covenants and Restrictions of Woodside Plantation, directs the preservation of the natural beauty of Woodside Plantation and its setting, the maintenance of a pleasant and desirable environment, and the establishment and preservation of a harmonious design, in order to protect and promote the value of property. With this focus the following guidelines have been developed by collecting the various references to fences and retaining walls in the Building Guidelines and by adding those additional guidelines necessary to provide a consistent model for reviewing fence and retaining wall plans. Courtyard walls are not addressed here. They are generally a part of the original home approval but may be considered, post construction, by the appropriate ARB.

In general, fences are discouraged. When approved, the location and configuration of fences must be: a) visually harmonious with the terrain and vegetation of the residential lots, and dwelling units and structures and, b) not unnecessarily block scenic views from existing structures or tend to dominate any general development or natural landscape.

- No fence shall be erected, placed, added to, or altered until the proposed building plans, specifications, plot plan, landscape plan, construction schedule or other items required by the ARB have been submitted to and approved in writing by the ARB. The applicant must indicate in his submittal the location and style of fence, gate style and location, height and materials to be used.
- Fence colors and materials should be visually harmonious with Woodside Plantation's overall appearance, history and cultural heritage.
- Fence designs, which are open, e.g., wrought iron (including simulated wrought iron) or picket fences, split rail and 3, 4, & 5 rail horse fences are required in order to maintain as much openness as possible. Fences will provide a minimum of 50% open space. (*Very simply, as a minimum, the open space is equal in width to the width of the picket*).

- In addition to natural materials, or materials harmonious with surroundings, fences constructed of wrought iron (including simulated wrought iron), or wrought iron combined with brick or stucco fence posts are encouraged.
- Wrought iron (including simulated wrought iron) security fences are preferred around swimming pools.
- Chain Link fences are not permitted.
- Both faces of all fences, except horse fences, should be identical. If not, the attractive side of the fence must face outward.
- It is preferred that privacy barriers be accomplished by the use of landscape screening. The 50% openness rule shall apply if a fence used as a barrier is approved.
- Tie in to an existing fence requires written agreement from those property owners affected.
- The setbacks of fences from property lines and the height of fences must adhere to the following guidelines:
  1. Fences shall be a maximum height of five (5) feet. (Note, Properties on the periphery of the Plantation which back up to noisy, unsightly or otherwise undesirable areas may be granted a variance to the rule by the ARB.
  2. City and county codes require a four foot minimum height security fence around all swimming pools.
  3. No wall, fence or similar structure may be constructed on the side property which is nearer the street boundary line than the front line of the main residential building as extended to the side property line (the "front line") except where otherwise approved by the ARBs. Also, such walls may not extend nearer the rear property line than the setback listed for fences and/or walls constructed along rear property lines.
- When the erection of low, decorative walls and/or fences extending beyond the front line of the residence toward the street boundary is approved by the ARB, they shall be four feet (4') in height maximum, and must be decorative in design. Privacy walls for patio homes that extend forward from the front line of the main structure will be of sufficient height to provide privacy to the adjacent residence.
- Walls and/or fences extending to the privacy wall (Patio homes) must have a gate access in the three foot (3') easement area.

- Retaining walls for any purpose must be approved by the ARB.
- Fences are not permitted in The Fairways. See Section 9.11

**Minimum fence setbacks shall be as follows:**

- Rear of property bordering lakes or golf courses shall be a minimum of twenty feet (20').
- Side of property bordering lakes or golf courses shall be a minimum of ten feet (10').
- Except as noted above the minimum setback for a fence shall be one foot (1').

**3.10 Water Run-Off Control:** Each home site shall be designed and constructed to insure that no excessive rain or irrigation water is discharged onto an adjoining property that would cause erosion or other problems as determined by the ARB in its sole discretion. If water run off problems occur, the ARB has the right to require gutters, french drains, berms or other improvements necessary (at the homeowner's expense) to ensure proper drainage away from adjacent property.

It is the responsibility of the contractor to prevent drainage and erosion onto adjacent property whether private or common. *Additional detailed information on erosion control and the impact of DHEC is found in Section 4.6.3.*

Drainage shall be directed into the Plantation drainage system including swales, ditches, culverts or lakes. This shall be accomplished by means of grading, earth berms, swales, drain lines or by retention entirely within the construction site property lines. The expense and installation of culvert pipes where required is the responsibility of the owner or contractor. Incorrect installation resulting in drainage problems will require removal and correction. The applicant or contractor will be responsible for all corrective cost related to any damage to curbs, streets, and common areas as a result of construction. *The failure to control drainage and erosion may result in assessments levied, a stop work order, and the cost of all required restoration work.*

**3.11 Garages/Parking/Driveways:** All residences (except certain patio, cottage or multi-family attached homes) are required to have covered parking for two vehicles which shall be accommodated with garages. Electric garage door openers are required for all garages and garage doors must be kept closed at all times except during periods when work is being performed in the garage. Garages may be attached or detached, but should complement the architectural style of the residence, both in form and use of materials. In addition to the covered spaces, two additional off-street guest parking spaces should be provided. Driveways may be used to meet off street guest parking requirements. Modified curbs must conform to the standard design and be approved on a case by case basis by the appropriate ARB. Overnight parking will not be permitted on streets. Parking of vehicles on unpaved areas is not permitted throughout the plantation.

Driveway width should be a minimum of 12' on curves and 10' for straight drives. Walkways to the front entrance should be consistent to the size of the home being built (typically 4 feet). The driveway may be placed within three feet (3') of the property line,

and reduced to (1') for the turning area when necessary to achieve proper turning radius. This situation supersedes any set back minimums. Whenever possible, driveway pitch must not direct water runoff to adjoining property.

Driveway paving shall be concrete unless the ARBs provide or approve alternate materials on an exception basis or alternate materials are specifically stated in the guidelines specific to a particular neighborhood (such as The Enclave or The Highlands). If at any time a privately owned driveway is disturbed or damaged as a result of repairs, alterations, improvements or any other work performed on common or easement property (such as sidewalks and roadways), the property owner shall be responsible for repairs or replacement of such disturbed or damaged driveway in the absence of a written obligation from the party performing work on common or easement property. The Woodside Plantation Property Owners' Association will bear no financial responsibilities to the property owner nor any obligation to represent the property owner if a dispute arises between the property owner and the contracting company.

Gravel driveways and parking areas are not allowed.

The owner of each lot involved in a "joint driveway" is granted a non-exclusive easement for ingress and egress over the joint driveway. (See 1<sup>st</sup> amendment to the 55<sup>th</sup> amendment for further information.)

**3.12 Street Gutter Obstructions and Curb Cutting:** The gutter is a part of the street and belongs to either the Development Company or Property Owners Association. No modification or alteration can be made to the curb or street without permission of the appropriate ARB.

As has been the practice in the past, any filling of the gutter with concrete, asphalt or other permanent material is not permitted. It is important that the water flows to the storm drain. It is also important not to cause water to come onto your driveway.

Stamped concrete driveway entrances, pavers, and other post construction modifications to driveway entrances require ARB approval. These fashion/style features must end at the back side of the curb and must be approved by the ARB.

To accommodate people who want to provide a smoother transition from the street to the driveway, the ARBs will take requests from homeowners and provide an approved construction detail of the procedure for curb cutting while keeping the integrity of the gutter. **(See Appendix A-1 for detailed curb cut specifications)**

**3.13 Road Right of Way and Easement:** The property owner is responsible to maintain the property from his/her front and side property lines to the adjoining curb/curbs which is a part of the road right-of-way.

In general each roadway in Woodside Plantation is defined by a Road Right of Way (R/W). The actual road that is laid is usually not as wide as the R/W. Since property lines start at the edge of the adjacent R/W, there generally is some R/W area between the curb line and the property line. (Owners are responsible for maintaining the adjacent R/W adjoining their property.) When looking at Record Plats, it is the R/W shown, not the actual road, curb to curb. For example, if the R/W 50 ft. wide contains an actual road bed that is 26 ft. wide curb to curb, there is 24 feet of unused R/W. Since road beds are

generally located in the center of the R/W there would be 10'-12'. of adjacent R/W from a curb back to the roadside property line. In addition to the adjacent R/W, there is usually 15 ft. utility easement on the road frontage of each lot. To complicate matters further, on some roadways (Woodside Plantation Drive and East Gate Drive to name two) there is a buffer area between the R/W and the property line. In those cases where there is a buffer between the R/W and the property line, the owner is not responsible for maintaining the R/W or buffer. So, depending on the specifics, a property line could be anywhere from 10 ft. to 60 ft from a curb.

**3.14 Variances:** The Development Company has determined setbacks for each new lot. The ARBs have the right to grant variances through established procedures.

**3.15 House Numbers:** Effective with home construction starts on 9/1/2005, all homes must have their house numbers prominently displayed on the house or in an area that is easily read from the street. This is a city requirement and important for emergency vehicles to find a specific address quickly. Contact the POA-ARB for details or specifications concerning location and size of house numbers.

**3.16 Lake Water for Private Irrigation Use:** Homeowners use of water for lawn and landscape use is strictly prohibited on Spalding, Oakman and Cunning Lakes.

**3.17 Signs:** Although Woodside Plantation, as a PUD, is under no obligation to follow the City of Aiken Code, the decision was to be consistent with the City of Aiken in not allowing any signs except for real estate signs described below. Security monitoring signs may only be placed within five feet of the homes primary entrance and provided they do not exceed one square foot in size.

The Association Manager has the authority to approve "limited time" signs such as might be used to direct traffic to an event, or a Women of Woodside activity. No other signs will be permitted without specific ARB authorization.

**3.18 Signs/Real Estate:** Real estate signs authorized as "For Sale" signs, whether by a Real Estate Company or the homeowner are permitted as long as they conform to the size, color, content and placement. Colors are to be green lettering on a white aluminum background. Verbiage may be "Available" only, no "For Rent" or "For Lease" signs are permitted. Size to be 20" horizontal x 12" vertical with 2" lettering on aluminum. No company logos or "For Lease" are to be on signs. Realtors may have "Available" and/or Company name and one (1) telephone number. The POA office can supply names of sign vendors.

One sign may be displayed on the front of the near the existing road frontage. No signs should appear on the golf course or on Woodside Plantation Drive unless this is the frontage of a home site.

**(See Appendix, A-2, for detailed realty signage specifications.)**

**3.19 Signs/New Home Lot Construction Signs:** Only the Home builder may have a job construction sign. Sub-contractors and contractors for home improvement jobs are not allowed to provide signs.

Lot signs shall be constructed as per Appendix B-1 drawing. Lot signs are to have green lettering on a white background. The size is to be 24" horizontal by 18" vertical with 2 ½" maximum lettering size on aluminum. The backing for this sign can be as desired by the builder with a plywood backing material backing preferred. The posts are to be 4" x 4", cedar, redwood and pressure treated lumber. Copper post tops are required. The "Home of" and lot number sign shall be 18" horizontal by 12" vertical with 2 ½" maximum size green lettering on aluminum. Posts shall be stained the mailbox grey (Mixed color available at Lowe's under Woodside Plantation Property Owners' Association). The framework including back shall be stained Charleston green.

Logo type graphics may be allowed with the ARB approval. No marketing messages shall be allowed. No information boxes are allowed.

All sign details shall be submitted by the builder with complete design drawings (shop drawing type) indicating all of the above requirements for approval by both ARB's.

The builder shall be responsible for maintenance of their signs.

**(See Appendix, A-3, for detailed new construction signage specifications.)**

## **4. Construction Guidelines:**

**4.1 General Regulations:** Builders of residences within Woodside Plantation must be licensed by the State of South Carolina and must also have a City of Aiken business license. Builders must provide pictures of 3 comparable homes to Woodside built within the last 3 years along with associated references. Access to the Plantation is controlled by security located near the entry gate. Incoming vehicles must stop at the security East Gate or Anderson Pond Gate showing the authorizing pass or vendor decal. Construction workers are allowed access to and from the construction site only and are strictly forbidden from riding about the Plantation. Construction vehicles should be parked on the construction site whenever possible. When not possible, construction vehicles shall be parked on the street in front of the construction site and on the same side of the street as the construction site. Vehicles may be periodically searched to protect contractors from theft of materials and equipment.

The conduct of workmen is the responsibility of the general contractor. Workmen are not allowed to use club facilities nor fish in Woodside's lakes without the presence of a property owner. Loud cars and speeding are not permitted on the Plantation. Loud music from radios and disturbing property owners or guests will not be permitted.

Workers are not permitted to work prior to daylight hours, no earlier than 6:30 a.m. during M-F. Workers are permitted to work evenings past 6:30 p.m. providing the work is not disturbing the neighbors. Inside work can continue until 12:00 midnight. The builder is to notify security at the East Gate, 642-0320, or in person if any worker needs to stay past 6:30 p.m. Weekend access for workers begins at 8.00 a.m. on Saturday and Sunday. These times are subject to change.

The above regulations are designed to enhance Woodside Plantation's overall appearance to our residents and visitors. These regulations are to be used as guidelines and are not intended to restrict, penalize, or impede construction firms who

adhere to these regulations while performing their duties on Woodside Plantation. Repeated violation of these regulations could result in the suspension of the building permit for that residence until corrective action has been taken by the contractor. Additionally, a contractor who repeatedly violates either the letter or “spirit” of these guidelines may be subject to fines or may be prohibited from working in Woodside Plantation.

**4.2 Pre-Construction:** After completing the review process and receiving approval of the stake-out and construction documents from the ARB, several steps shall be followed before lot clearing, material deliveries or construction may begin.

An ARB building permit must be obtained for new construction. Two (2) sets of the construction drawings must be approved and stamped by the appropriate ARB. The applicant must also submit a completed construction deposit form along with the required deposit and fees. A building permit will be issued after ARB approval. The receipt of this permit does not preclude the necessity of also obtaining a City of Aiken building permit. Both permits are required for construction along with additional permits that may be necessary from other agencies. Silt fences or other facilities to prevent erosion and damage to lakes, golf courses or adjacent properties, are required based on plan review. *Additional information on erosion control is in Section 5.6.3.*

The contractor should familiarize himself, his employees and subcontractors with all of the requirements of the Building Guidelines. The applicant is responsible for the actions of his/her contractors, subcontractors or other vendors providing goods and services for all issues pertaining to these guidelines. Any questions on these guidelines should be resolved prior to or during the review process.

- The applicant and/or contractor are urged to be present during the review meeting and must be present if a variance is to be considered.
- Prior to the review meeting, the lot must be staked out, trees to be retained must be flagged on site, properly located on the site plan and the site inspected and approved by the appropriate ARB.
- Two sets of plans, specifications, colors and material samples must be submitted to the ARB office no later than 10 working days before the scheduled meeting.
- No site clearing or material delivery can be done until the submission has been reviewed, approved and a Woodside building permit issued. A City of Aiken building permit must also be obtained.
- At the beginning of foundation work temporary toilet facilities must be available and a trash receptacle must be located at the site. Exceptions may be approved by the appropriate ARB.
- Inspections may be made by the ARB for the project. The applicant and/or contractor must notify the ARB (1) at full enclosure with roof and windows installed and (2) after completion of home and (3) final site grade and installation of landscaping when the project is complete. A copy of the foundation survey must be submitted to the ARB.
- If any exterior changes are necessary in the approved plans, these changes must be reviewed and approved by the ARB before such changes are made in the field. Applicants and/or contractors are urged to consult the ARB if they are not certain as to whether or not a change is substantial.



Failure to follow these guidelines and/or any substantial deviation from plans as approved by the ARB may result in suspension of construction and/or a fine.

**4.3 Tree Protection Guidelines:** The purpose and intent of this section is to establish protective regulations for trees on Woodside Plantation which will result in the utilization of existing trees as landscape elements. These regulations are not intended to cause undue hardship to any individual using reasonable care and diligence in protecting existing trees on his homesite or parcel, but are intended to encourage protection of trees during the land clearing and construction phases of development to ensure the maintenance of the natural setting. These guidelines apply to all developed residential building lots in Woodside Plantation.

No tree shall be removed or effectively removed through damage, with a trunk diameter of four inches (4") or greater, measured at a height of four feet above grade, while in preparation of, in connection with, or in anticipation of development of any homesite or parcel without prior approval of the appropriate ARB.

Approval for the removal of trees located within ten (10) feet of the main dwelling, or other approved structures, will be granted unless such removal will substantially decrease the beauty of the affected portion of the property. The ARB reserves the right to have specimen trees preserved and may require that the site planning provide for their retention.

Contact the appropriate ARB for tree removal. In order for approval to be given to remove a tree, typically at least one of the following conditions must exist:

- A. Trees that prevent the development of a parcel or homesite or the physical use thereof.
- B. Trees which prevent access to a parcel of land.
- C. Trees which pose a safety hazard to pedestrians, vehicles, buildings or other structures.
- D. Trees which threaten to cause damage or disruption to public utilities.
- E. Trees which are diseased, injured, or sufficiently weakened so as to threaten or cause damage to persons or property.
- F. Trees which require removal for reasons other than set forth herein where it is determined to be in the public interest.
- G. Trees that severely impair a major view amenity.
- H. Trees that severely affect the drainage or topography of a residence.

Ribbon and/or flagging on trees to be retained must remain on trees until construction and landscaping have been completed and must be accurately noted on the plot plan. Steps should be taken to protect trees designated to be saved. There should be no clearing, equipment or storage, disposal of materials such as paints, solvents, or oils within the perimeter of the limb coverage ("drip line") of any tree to be preserved. In addition, no attachments of any kind may be fastened to a tree designated to be preserved.

**4.4 Construction:** Construction in Woodside Plantation will be under constant observation by the ARB. Inspection details are located in Section 7.3, (Site Inspections).

Each construction site is required to have a job toilet for the use of workers. It should be placed at least fifteen (15) feet from the street in an inconspicuous location with the door facing away from the street and neighboring homes and should remain in place until a certificate of occupancy is issued or received. Exceptions can be made by the ARB. Care should be taken when loading trucks hauling trash so as not to have it spill over while in transit. Contractors shall be held responsible for trash and debris falling from construction vehicles.

It is imperative that sites be maintained in a clean and tidy manner. Construction materials must be kept within the property lines maintaining a clear street right-of-way. Access to the site should be limited to the proposed driveway location. Access over/through adjoining properties is expressly forbidden. The storage of materials should be in an inconspicuous area of the site and should be neat and orderly. The use of adjoining properties for access and/or storage of materials, without the written permission of the adjacent owner, is prohibited. Written permission must be presented to the appropriate ARB. Property used without permission will result in a fine. Construction trailers will not be allowed on developed lots or sites. Construction trailers may be placed on construction sites only for the duration of the project.

Site cleanliness shall be maintained at all times. If not maintained, the ARB may impose fines or may issue a "stop work" order. A commercial receptacle or other appropriate container shall be placed on each job site and shall be dumped when necessary. At the end of each work day, materials must be stored neatly and trash placed in the dumpster. No trash shall be strewn about the lot or piled openly. As untidy sites present a negative image to visitors and property owners, this requirement shall be strictly enforced. Should the ARB determine, in its sole discretion, that a site is not being maintained properly, it may undertake to have it maintained properly and will deduct the cost from the construction deposit.

Temporary utilities should be installed in a neat manner.

If at any point during construction the building contractor feels that another contractor or subcontractor, i.e. well driller, landscaper etc., whether hired by the builder or the project owner, should be responsible for something, i.e. drainage, erosion, etc., a statement of responsibility should be obtained from said subcontractor, indicating that he (it) is responsible for whatever (silt fences, etc.). A copy of this statement must be provided to the appropriate ARB, or you as the contractor, will remain responsible and potentially the entity that is reprimanded and/or fined.

**4.5 Post Construction:** When the construction of a residence has been completed, the owner and contractor must satisfy several requirements before applying for the final inspection.

The construction of the residence shall be completed and the landscaping and erosion control shall be installed conforming to the plans previously approved by the ARB. For erosion control, the ARB reserves the right to make additional requirements to satisfy issues resulting from water run off. Unauthorized changes must be corrected before a final inspection certificate will be issued. See Section 2.1.13 for defining of "completion of new construction".

Upon completion of construction and landscaping, building debris shall be removed

from the site and the surrounding area. The construction site sign and the temporary power pole shall also be removed. At this time, the applicant and/or contractor should notify the ARB that the site is ready for the final inspection.

#### **4.6 Other Special Restrictions Affecting Building Contractors:**

**4.6.1 Construction/Job Site Signs:** A builder's sign, conforming to Woodside's approved signs, (**See Section 3.19**), can be placed on the lot. No other sign of any description is permitted on the lot during construction unless approved by the ARBs. No signs or other items are to be attached to existing trees on the lot. Signs must be displayed on the front of the lot near the existing road frontage.

**4.6.2 Burning:** Burning is not permitted in accordance with the City of Aiken ordinances. Warming fires are permitted only when attended and must be in a container.

**4.6.3 Erosion Control:** In areas where there is a risk of erosion, erosion control devices such as silt fences, hay bales, berms, etc. may be required. This is the contractor's responsibility. Any erosion caused by construction, including any damage to adjacent property, will be repaired by the contractor to its original state or to the satisfaction of the property owner.

General contractors are provided criteria for erosion control acceptable to DHEC (Department of Health & Environment Control). It includes:

- A. Clearing of the lot is limited to the minimum area required to construct the house, and the lot perimeter will remain natural and undisturbed to the maximum extent possible.
- B. Silt fences are required at the perimeter of the cleared area as needed. Natural flow of water crossing the cleared area needs to have silt fencing at the critical lines to stop erosion.
- C. A heavily graveled entrance is required for vehicles/equipment. This entrance has to be maintained at all times and controlled to keep dirt out of the streets. Silt fence or other approved barrier is to be installed along the rest of the front of the lot at the curb to limit access to the lot via the graveled entrance.
- D. Silt fences will be cleaned or replaced when 30% of any portion of it has been filled with dirt. All silt fences will be buried 4" along the entire length as per SC DHEC.
- E. DHEC has informed the Property Owners Association that inspections can occur at any time. Their fine for erosion is \$1000 a day per occurrence when applicable and if a body of water is involved it can be \$10,000 a day per occurrence.
- F. ARB personnel will monitor every construction site. Covenant fines are applicable.

## **5. Landscape Guidelines and Plan**

### **Introduction**

Woodside Plantation is best preserved by integrating homes into its natural beauty. To that end the Architectural Guidelines seek to minimize the effect which the intrusions caused by development have on the natural order. The ARB will look for open views with natural and planted landscape. Homeowners are encouraged to consider not only their view but that of their neighbors in the planning process.

### **5.1 General Landscape Requirements**

While these are general requirements for all of Woodside Plantation, more specific or detailed requirements may be laid out for a specific area or phase of the Plantation.

#### **5.1.1 Application, Deposits**

- a. If the landscaping is not included in a builder's contract for a home, the Lot Owner is responsible for engaging the services of a professional landscape company and/or architect to prepare the Landscape Plans and perform the work. To ensure compliance with this requirement, the ARB may require the Lot Owner to pay a deposit that will be refunded upon completion of all of the work.
- b. The Landscape Plans shall be submitted for approval review (4) weeks prior to the projected installation date. This will allow for review and revisions review if necessary. Any company starting construction without approved and signed Plans shall be fined.
- c. Every site shall be strung with tape or string to physically indicate the parcel property lines. All improvements must be limited to the identified parcel. Stringing shall remain obvious and in place during all landscape construction.

#### **5.1.2 Plans**

- a. Landscape designs shall be appropriate and adequate for the size, shape, topography and location and shall complement the design of the dwelling as well as the context of the neighborhood.
- b. The Landscape Plans must show the Lot and curb lines, all existing and proposed improvements, including all hardscapes, as well as a planting plan. Landscape Plans must provide for sod or ground cover or hardscape of the entire Lot. No bare earth is permitted.
- c. For parcels boarding a lake or golf course, the rear must be landscaped as nicely as the front.

d. Landscaping for drainage, (whether rain or irrigation water), is a requirement, so careful thought and planning is necessary to ensure drainage from the lot into the Plantation's drainage system. Adjacent properties may not be adversely affected. If water run-off problems exist, the ARB has the right to require remedial improvements at the homeowner's expense. After house construction is complete and before any landscape work may begin, all planned fill must be in place and final grade achieved. This is generally the builder's responsibility.

e. Landscaping for new construction must be completed within 90 days after the issuance of the certificate of occupancy. The ARB, in its sole discretion, may require earlier installation of landscaping for drainage or other reasons.

f. Houses are to have an appropriate number and type of plants around the entire footprint. There is an exception in the case of Patio homes with a 3 foot side lot line. The type of plants is the owner's discretion, with approval of the ARB for appropriateness for the area.

g. All Landscape Plans shall be submitted on a 24" x 36" sheet at a scale of 1" = 10'. The Landscape Plans must have a plant legend and the contractor's name and phone number. All plant material shall be specified in the legend by common name and variety, size of material in inches or feet and by spread (spr) or height (ht) at the time of planting. Container capacity (size) is a secondary specification. Whether height or spread shall be determined by plant type and habit, i.e.: Juniper – spr; Azalea, Camellia etc.

h. Show on Plans all swales, berms and any grading required to control and prevent erosion and **NO** water shall enter adjacent sites.

i. Show all drainage structures, inlets, leaders (downspouts) including existing drainage structures. Show all piping on Plans with sizes. Discharge can be accommodated in drainage structures if appropriate.

j. Show all utilities etc. on Plans: electric transformers and meters, gas meters, telephone, cable, water heater and HVAC, etc. If not shown correctly, Plans will be rejected to be redrawn.

k. Utilities and meters, on or close to the structure must be accurately shown on the Plans and shall be screened from street and golf course but not necessarily from the neighbor. This is due to utilities requirement to be able to read meter.

l. Fence requests and issues related to fencing or walls are addressed by a specific and detailed request to the ARB as are requests for pools, spas, or other outside appurtenances or structural elements.

m. All plant material should be shown at the proposed spacing with the diameter of the symbol being the mature width of the proposed plant.

n. All pavement, concrete, concrete pavers, brick pavers, their location etc., must be accurately shown on the submitted Plans. Samples of materials must be submitted if requested for approval.

- o. Railroad ties may not be used in landscaping.
- p. All proposed site lighting must be shown on Plans.
- q. The Plans must identify any tree over 4" in diameter at 4' above grade that is to be removed. Removal of undergrowth and pruning of trees is permitted. The removal of trees on lots or parcels that have already been developed is discouraged by the ARB, unless the trees pose a danger or are diseased. See Section 4.3, Tree Protection Guidelines.
- r. Landscape Plans must show proposed exterior lighting. The use of exposed, non-hooded spotlights will not be approved. Light intensity will be controlled to be non-obtrusive to others as determined by the ARB. Lighting fixtures are to be contained within the property lines.
- s. All decorative walls, retaining walls, patios, arbors, water features, gazebos, and other structural items must be shown on Plans.
- t. The use of brick stones, gravel, pebbles, lava rocks, pavers and other inorganic materials shall not predominate over the use of organic plant materials.

### **5.1.3 Plants**

- a. All trees shall be specified by caliper plus ball size or container size. Ball and container size is there to indicate that the amount of soil-root structure that can support the caliper of the tree.
- b. The above concepts for plant material heights, spreads, caliper, ball and container sizes are comprised from the National Standards generally used in the industry for competitive bidding and standards of quality for the public's purchasing and use of such plant material.
- c. More information about this standard can be found in the published "American Standards for Nursery Stock" ANSIZ60.1-2004 approved May 12, 2004. This publication was copyrighted in 2004 by the American Nursery & Landscape Association. It is available on line at [www.anala.org](http://www.anala.org).
- d. All plants shall be healthy, vigorous, well rooted, and established in the container in which it is growing. Container grown nursery stock shall be warranted for a period of not less than one year from the date of installation.
- e. Street (curb) side utilities must have a minimum of (3) spreading evergreen plants that shall be 24" high at the time of planting. For transformers, plants shall not be placed at the opening (access point) of the equipment so as to block access. Sides and rear (generally) shall be screened.
- f. Hot water heaters shall be screened with evergreen plants from front, rear and side that will grow at least to the top of the equipment. The plants should be of a genus and species that will grow and screen the equipment in one season's growth. The equipment shall be screened from all three sides – front, rear and

neighbors on sides. The contractor shall measure the height so as to correctly specify size of plants.

g. All electric and gas meters shall be screened with evergreen plants from the front & rear of the site. Any openings shall be from perpendicular to the residence and viewed only by the neighbor. The shrubs shall be a spreading type and spaced so that as it grows there will be minimal exposure to the street and the rear yard (or golf course). The plant material must be maintained so as to fully expose the meter for reading.

h. Satellite dishes shall have their supporting poles screened with spreading evergreens to minimize the impact of dish height at time of planting.

i. HVAC units are to be adequately screened. Lattice, brick or other appropriate materials may be used in lieu of plants. Plants can be smaller if lattice is in place. The preference is to have both. If plants are used for screening they must be evergreen and of substantial size and variety that they will adequately screen the HVAC completely in one year.

#### **5.1.4 Sod and Ground Cover**

a. Sod is required in both the front and rear of the house as may be designated by the ARB. Sod may also be required in side yards to prevent erosion.

b. River rock is the preferred means of controlling the amount of silt carried by water.

c. Complete sprinkler systems are a requirement. Per City of Aiken regulations, all irrigation systems connected to the public water system after June 13, 2000 must have a testable backflow device installed and tested bi-annually by a certified plumber.

d. Ground cover plantings, pinestraw, mulch, bark or other acceptable materials shall be placed on all areas not otherwise required to be covered by sod. Expansion of mulched areas requires ARB approval. Pinestraw shall be organic and its natural color unadulterated in any way to change or enhance its color. Mulch shall be an organic wood product commonly used as a ground cover. Acceptable colors of mulch are black or brown, natural or dyed. No other color, natural or dyed, is permitted without ARB approval.

e. Synthetic turf materials substituting as grass or a ground cover are not permitted.

#### **5.1.5 Landscaping Beyond Property Lines**

In certain areas, (adjoining the golf course, lakes, road right-of-way and common areas), it may become the responsibility of the homeowner to maintain beyond their property line to ensure that proper landscape maintenance is achieved. The cost associated with this maintenance will be the responsibility of the homeowner, and homeowners will

acknowledge that this additional maintenance does not convey ownership of the property.

#### **5.1.6 Golf Fairway Residential Areas**

These Building Guidelines and the Declaration of Covenants and Restrictions of Woodside Plantation (the "Covenants") place special restrictions which affect "Golf Fairway Residential Areas". "Golf Fairway Residential Areas" as defined in the Covenants are all those residential lots or tracts or blocks of land intended for residential development located adjacent to any golf course land located in Woodside Plantation. The purpose of this amendment is to clearly state the landscape requirements for "Golf Fairway Residential Areas." Pursuant to the Covenants, that portion of any "Golf Fairway Residential Area" within twenty (20) feet of the lot or tract line bordering the golf course shall be landscaped in general conformity with the overall landscaping pattern for the golf course fairway area established by the golf course architect. Pursuant to these Building Guidelines, property facing a golf course must be as nicely landscaped as the front of the property (as viewed from the street).

#### **5.1.7 Golf Fairway Residential Areas Abutting The Reserve Course**

Specific responsibilities with respect to landscaping areas of home sites which abut The Reserve Course(s) include (1) grassing and landscaping areas within twenty (20) feet of the golf course in general conformity with the overall landscaping pattern of the fairway area, (2) installing shrubbery and trees in the rear of home sites to soften the view of a home from the golf course, (3) managing drainage from or onto the home site, both during and following construction of a home, in a manner to properly move drainage water in a reasonable manner, consistent with Woodside Plantation's drainage plan, (4) avoiding unsightly conditions on the home site which may be visible from the golf course and (5) working with The Reserve Club staff to avoid any issue which may adversely affect the golf courses or its maintenance.

#### **5.1.8 Undeveloped Lots**

The clearing/grubbing of vacant lots is becoming more popular to provide prospective buyers the opportunity to have an unobstructed view of the property's contour and size. Clearing/grubbing involves the removal of underbrush, small growth, dead trees, and in some cases diseased trees. If necessary, any healthy trees larger than four inches in diameter at four feet above the ground should be "tagged" for approval before removal.

- a. Prior to the clearing/grubbing of a vacant lot, an appropriate request for approval should be submitted to the POA-ARB.
- b. All corner pins should be identifiable to ensure there is no encroachment on a neighboring site.
- c. The request should note the extent of the clearing/grubbing proposed.
- d. The name of the proposed contractor should be noted on the request.
- e. Property owner and or contractor must ensure that all debris is removed from the site. Fines can be imposed for failure to remove the created debris from the site.
- f. Property owner must ensure that cleaning/grubbing of the property does not create erosion or water run-off.



## 6. Fees, Deposits, Inspections and Fines:

**6.1 Fee Schedule:** Fees are charged to offset the cost of clerical and other help in the ARB offices and allow for changes in and retention of plans on file in the POA office. The schedule is subject to change.

**6.2 Deposit Schedule:** Deposits are charged to help insure work that impacts neighborhoods is completed on time and proper clean up and repair of damage is accomplished.

Contractors Security Deposit - The applicant or his/her contractors are required to post a security deposit as security for compliance with the Building Guidelines. Deposit schedules may change from time-to-time. The current schedule for new construction is:

New Home Construction	\$2,000
Home Additions or Major Alterations	\$100 - 700

Following the initial \$2,000 deposit, the deposit amount will be decreased to \$1,000 per home for more than one home under construction simultaneously by the same applicant and/or contractor. Every applicant is advised all deposits held by the appropriate ARB can be applied to correct deficiencies on any home. Any outstanding fines will be deducted from the deposit.

Effective 5/13/02, there is up to a \$700 deposit for all major improvements and some minor improvements to insure compliance with the Building Guidelines. The deposit will be returned after completion of the project as approved and inspected where appropriate.

Separate deposits from the homeowner for new landscaping will be required when landscaping is not included in the builder's contract for a new home. Contact the appropriate ARB for current schedules.

### **6.3 Building Site Inspections:** Process and Guidelines

**6.3.1 General Inspection Process:** Inspections are made to assist in efficient progress of construction. The various inspections described below may be increased or deleted on a case by case basis.

**6.3.2 Lot Stake Out Inspection:** Before a plan is reviewed by the appropriate ARB, the lot should be staked out to include strings showing the outline of the entire lot and the basic outline of the house. The inspector looks at the siting of the home and for any impact that it may have on adjacent properties, and if adequate tree conservation is proposed.

**6.3.3 Tree Inspection:** Normally the preparation for this inspection includes flagging of trees the owner/builder proposes to save. The locations for the trees are to be marked on the plan to match the flagged trees.

**6.3.4 Foundation Lay Out Inspection:** Professional foundation surveys, by

a licensed surveyor, are required and must be submitted to the ARB.

**6.3.5 During Construction Inspection:** These inspections are to ensure the building site is clean, orderly and that erosion control facilities remain in place and are effective. These are contractor responsibilities, but these inspections assist as backup.

**6.3.6 Final Inspection:** It is the builder's responsibility to notify the ARB when the project is completed. This inspection is to verify the house is complete and built to the approved plan in order for the deposit to be returned. There are two inspections. One is the house itself, and the other is the landscaping. The project is not considered complete until the final landscaping is approved. Construction is not considered complete until the final landscaping is approved. All signs and temporary utility poles must be down, the drainage must be adequate and not imposing on adjacent property and any damage to adjacent properties must be repaired. Other requirements may be determined by the ARB at that time. Any problems that materialize after this inspection and after return of the deposit will be required to be remedied at the owner's expense.

**6.4 Improvement Site Inspections:** For certain home improvements or modifications, inspections may be required. The requirement for inspection will be determined on a case-by-case basis by the ARB at the time of project approval and such requirement will be noted in the project "approval letter."

**6.5 Landscape Site Inspections:** The POA-ARB and DC-ARB will provide inspections to verify that work was done according to plan including erosion control facilities.

**6.6 Fine Schedule:** Fines are set through the Covenants and its Amendments.

"The Board of Directors shall have the power to impose reasonable fines to enforce the Covenants and Amendments, the Building Guidelines of Woodside Plantation, latest edition, and any other rules and regulations it may, from time to time, adopt and publish..."

"In the event that such Property Owner, Visitor, Vendor, Contractor or Sub-contractor fails to comply to any published and distributed portion found within the existing Covenants, Amendments, Building Guidelines of Woodside Plantation, latest edition, Rules and Regulations, which may be published over time, a violation of any of these articles may be subject to fines from \$100.00 up to \$300.00 per violation, and/or a fine in the amount of \$25.00 per day until said violation is satisfactorily remedied, commencing with a date ten (10) days from written notice (where applicable) of said violation. In addition to any fine, cost to repair, replace or correct, if applicable, may be added and will become the responsibility of the person or persons so fined."

Guidelines for the Appeal Process Pertaining to Fines and Penalties are available through the Property Owners' Board of Directors.

**7. Definition of Terms:** Understanding of terms as they relate to Woodside Plantation

Building Guidelines.

**Access Easement:** The set back area alongside of the privacy wall to which the Owner of the wall will have reasonable easement through adjacent property to properly maintain property.

**Accessory Structure:** A structure which is incidental to that of a principal building on the same building lot.

**Architectural Review Board:** The Architectural Review Boards (referred to as the ARB or ARBs) are in fact two committees. One is appointed by the Development Company and the other is appointed by the Property Owners Association. Their differences and duties are explained in Section 1.

**Association:** The Woodside Plantation Property Owners' Association, Inc., a South Carolina non-profit corporation.

**Buffer Area:** Open spaces, landscaped areas, fences, walls, berms or any combination thereof used to physically separate or screen one use or property from another so as to shield or block noise, lights or other nuisances.

**Buildable Area:** The area of the lot on which building is permitted, to include all structure above ground level.

**Common Properties:** All real and personal property now or hereafter owned by the Association for the common use and enjoyment of the owners.

**Company:** Woodside Development Limited Partnership, a South Carolina Limited Partnership or its successors.

**Easement:** Easements are portions of property with various restrictions. These can be city easements (e.g. for underground utilities, etc.). They can be Development Company easements (e.g. for buffer space, etc.) These easements may or may not be on an individual homesite and may or may not be subject to building restrictions.

**Guaranteed Views:** The range of view parallel to side property lines.

**Lot Coverage:** Described as a percentage of the total area of the lot, lot coverage refers to the total of all improvements both above ground level and at ground level, (e.g. house, driveway, etc.)

**Lot Line:** The actual property boundary as shown on the recorded plat.

**MBL:** The MBL or minimum building line refers to the sides that create an area of a lot or homesite on which the dwelling and any above ground structure can be placed. The sides are created by using the appropriate setbacks for that parcel.

**Platted and Recorded Lots/Homesites:** Residential lots/homesites that have been approved by the proper zoning authorities and recorded in the Register of Mesne Conveyances offices in the City/County of Aiken, South Carolina.

**Privacy Wall:** A continuous wall with no openings located three feet inside and parallel to the

designated lot line.

**Privacy Wall Lot Line;** The property line so designated on the recorded plat to which the privacy wall must relate.

**Road Right-of-Way:** Typically the width of the road right-of-way includes not only the road and curb but some additional distance on either side extending to the lot lines.

**Setback Line:** That line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be constructed or placed. A setback line shall also apply to any accessory structure.

**Woodside Plantation Design Guidelines:** This document is written for the purpose of establishing design parameters that encourage the continuation of creative design commensurate with the quality of design established in the Woodside Plantation Land Use Plan.

**Working Agreement Letter:** The Development Company and the Property Owners Association will from time to time create or change an agreement letter that will detail how the two organizations will work together or handle specific issues.

**a. Blank (Open Section)**

**Appendixes:**

- A-1 - Curb Cut Specifications**
- A-2 - Real Estate Sign Post Information**
- A-3 - New Construction Signs**

**9. Specific Guidelines by Community:** While general guidelines apply to all construction in Woodside Plantation, they are considered secondary where and if specific guidelines were developed by the Company for a specific area. The following are specifics developed for particular communities by Woodside Development Company.

**9.1 Patio “Privacy” Homesites to include:**

**Juniper Loop, Sweet Gum Lane, Sweet Gum Ct., Crane Ct. (Phase I) and Baldcypress Ct., (Phase II). Hunter’s Run and Hackberry Lane (Phase II, no privacy wall).**

**9.1.1 Lot Coverage:** First floor enclosed area of a Patio Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 45% of the entire area of the Patio lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.1.2 Minimum sq. ft.:** Minimum area shall be 1200 sq. ft. of heated and/or cooled space measured outside to outside of exterior walls. Dwelling units shall be limited to a maximum of two (2) stories in height.

**9.1.3 Setbacks:** Setback requirements apply to all architectural elements integrated within the enclosed habitable space of a patio home which is covered by roof. In addition, decks, *excluding* those facing golf course or lake, may be permitted outside the lot setbacks subject to approval by the ARB. The City requires 20’ between houses when one of the houses is a 2 story and 15’ between houses when the houses are 1 story.

- Front yard adjoining street with garage opening toward street 15 ft. minimum
- Front yard adjoining street with garage

opening toward side lot line	5 ft. minimum
• Side yard adjoining street	20 ft. minimum
• Side yard at privacy wall lot line	3 ft. minimum
• Side yard opposite privacy wall lot line on all other patio lots (from lot line or easement if easement is shown on applicable recorded plat)	17 ft. minimum
• Side yard opposite privacy wall lot line in <b>Section 2 (Juniper Loop) only</b> (from lot line or easement if easement is shown on applicable recorded plats). <b>Juniper Loop is grandfathered with a 15' minimum between homes.</b>	12 ft. minimum
• Rear yard adjoining golf course or lake	20 ft. minimum
• Rear yard adjoining open or wooded area	15 ft. minimum
• Service yard/HVAC	10 ft. minimum

\* HVAC units are to be located on the non-privacy side of the home.

**9.1.4 Alternative Location of Dwelling:** Should an owner of a patio lot desire to locate his patio home on a portion of the lot other than contiguous to the privacy wall, he may apply to the ARB for approval of the alternative location. A site plan showing the proposed alternative location shall accompany such application. The ARB's approval of the alternative location shall not relieve the owner's responsibility to construct a privacy wall. Approval or disapproval of an application for alternative location of a patio home may be based purely on aesthetic considerations by the ARB.

**9.1.5 Easement Adjacent to Privacy Wall:** There shall be reserved a three (3) foot easement on each lot between the exterior of the privacy wall and/or dwelling unit and the parallel lot boundary line for the use and enjoyment of the adjacent lot owner, only as hereinafter provided. Said three (3) foot easement area and the exterior of the privacy wall and/or patio home may be used by an adjacent lot owner only for the planting and care of shrubbery and other landscaping, providing the same does not interfere with the structural integrity and/or maintenance of the privacy wall and/or patio home.

**9.1.6 Easement for Adjacent Privacy Wall:** An eight (8) foot easement is further reserved along the adjacent boundary line of each lot, opposite the boundary line along which the wall is to be constructed for the construction, maintenance, and repair of the patio wall, and/or patio home on the adjoining lot. The use of said easement area by an adjoining lot owner shall not exceed a reasonable period of time during construction nor shall it exceed a period of fifteen (15) days each year for essential maintenance. Shrubby or planting in the eight (8) foot easement that is removed or damaged by the adjoining lot

owner during the construction, maintenance, or repair of his patio wall and/or patio home, shall be repaired or replaced at the expense of the said adjoining lot owner causing such damages.

**9.1.7 Windows, Walls and/or Fences:** Dwelling units constructed on these sites must be constructed to incorporate a privacy wall as an integral part of such dwelling unit. Portions extending beyond the building must be faced on both sides with material matching facings of the dwelling unit. Height of wall must be maintained at seven (7') feet above grade. No door openings are allowed within the privacy wall and no access shall be provided through a privacy wall from one homesite to another. Glass block and obscure, fixed windows in the privacy wall or on the privacy wall side of the house will be permitted with approval of the ARB. Transom windows on the privacy side must be a minimum of 6' above floor level. Home design should allow egress out of the front and back of the home where required by Code.

For walls and fences see Section 3.9. In addition, walls and or fences on the front of the property must be compatible with the home design. Walls and /or fences extending to a privacy wall must have gate access in the 3' easement area.

**9.2 Exceptions for "Privacy Walls":** Considered Patio Family Homes, Hackberry Lane and Hunter's Run do not require privacy walls.

**9.3 Cottage Homesites - Boxwood Road (Phase I):**

**9.3.1 Lot Coverage:** First floor enclosed area of a Cottage Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 45% of the entire area of the cottage lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.3.2 Minimum sq. ft.:** Minimum area shall be 1050 sq. ft. of heated and/or cooled space measured outside to outside of exterior walls. The ARB reserves the right to require that certain homesites be developed to attain alternate height buildings to assure a pleasing streetscape.

**9.3.3 Setbacks:** Setback requirements apply to all architectural elements integrated within the enclosed habitable space of a cottage home which is covered by roof. In addition, decks, excluding those facing golf course or lake, may be permitted within the lot setbacks subject to approval by the ARB.

- Front yard adjoining street with garage opening toward street 15 ft. minimum
- Front yard adjoining street with garage opening toward side lot line 5 ft. minimum
- Side yard adjoining street 15 ft. minimum

- Side yard (no overhang encroachments) 7.5 ft. minimum
- Rear yard adjoining open or wooded area 10 ft. minimum
- Service yard HVAC 2 ft. minimum

\* The Cottages are grandfathered with a minimum of 15' between homes.

**9.4 Phase I & II Single Family Homesites (Unless shown in a specific section):**

**9.4.1 Lot Coverage:** First floor enclosed area of a Single Family Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.4.2 Minimum sq. ft.:** Minimum area shall be 1750 sq. ft. of heated and/or cooled space which shall be measured outside to outside exterior walls. In the event of a 2-story structure, the first floor must be a minimum of 1100 sq. ft.

**9.4.3 Setbacks:** The following are minimum setbacks, unless shown differently on applicable recorded plats:

- Front (or side yard adjoining street) 35 ft. minimum
- Side (or rear) yard adjoining golf course 30 ft. minimum
- Side (or rear) yard adjoining lake 20 ft. minimum
- Side (or rear) yard adjoining another yard or wooded area
  - Existing developments 12 ½ ft. minimum
  - In new developments if not specified 10 ft. minimum
- Property line to edge of driveway 3 ft. minimum
- Service yards HVAC 5 ft. minimum

**9.5 Estate Section: (Section 12, Phase 1): Magnolia Lake Court (Lots 398- & 429-437), Magnolia Lake Lane (Lot 374) and Magnolia Lake Road (Lots 375-397, 416-428 & 438):**

**9.5.1 Lot Coverage:** First floor enclosed area of an estate home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.



**9.5.2 Minimum sq. ft.:** The minimum area of heated and/or cooled space, measured outside to outside exterior walls shall be 3500 sq. ft.

**9.5.3 Setbacks:** The following are minimum setbacks, unless shown differently on applicable recorded plats:

	<u>Lake Lots</u>	<u>Wooded/Golf</u>
• Front (or side yard adjoining street unless designated differently on recorded plat)	35 ft.	35 ft.
• Side (or rear) yard adjoining golf course	30 ft.	30 ft.
• Side (or rear) yard adjoining another yard	17.5 ft.	20 ft.
• Side (or rear) yard adjoining lake	30 ft.	30 ft.
• Property line to edge of driveway	3 ft.	5 ft.
• Service yards/HVAC	10 ft.	10 ft.

**9.6 Charles Towne Place (Section 21, Phase I) Charles Towne Place (Lots 711-729):**

**9.6.1 Lot Coverage:** First floor enclosed area of a home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 45% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.6.2 Minimum sq. ft.:** Minimum area shall be 2200 sq. ft. of heated and/or cooled space measured outside of exterior walls. The first floor must be a minimum of 1100 sq. ft.

**9.6.3 Setbacks:** The following setbacks shall govern all development and setting of single family residences and are to be considered minimums, unless shown differently on applicable recorded plats. Setbacks are subject to approval by the City of Aiken as necessary to meet public safety requirements for building separation.

• Front (or side yard)	10 ft. minimum
• Side (or rear) yard adjoining golf course	20 ft. minimum
• Side yard adjoining another yard	10 ft. minimum
• Rear yard adjoining another yard	20 ft. minimum

- Property line to edge of driveway 1 ft. minimum
- Service yards/HVAC 1 ft. minimum

**9.6.4 Design Philosophy:** Each home may have its own distinct character and architectural expression, but must be in a style of early or late Georgian, French Provincial, Federal, Greek Revival, Italianate, or an acceptable modification thereof. Two story structures are required in order to be more nearly compatible with the above architectural style.

If the design of the house permits, front loading garage entrances should not extend beyond the front façade of the house and a setback behind the façade is encouraged. Side loading garages are permitted if this requirement cannot be met, but require ARB approval.

A variety of form and style in one of the architectural styles described above is encouraged. External finish materials of primarily brick or stucco may be used and should be selected for their appropriateness to the natural surroundings. In addition it is important that each home respect the size, height and general massing of the neighborhood residences in order that no one structure dominates the adjacent structures, nor seems out of character with its neighboring structures. A modest use of decorative ironwork is acceptable and desirable.

**9.6.5 Privacy Wall Construction:**

Each home in Charles Towne Place will install a 5'-7' high decorative wall on the left side (viewed from the street) of the home at the lot line. The wall may extend the length of the house, but no more than 5' beyond the façade or the rear house wall. Minimum length of this wall must be at least 50% of the house length on the left side. As an alternate to the side wall, the owner may apply to the ARB for approval to install a walled-in patio in the front of the house. The patio wall must extend a minimum of a quarter of the length of the house in depth and 5'-7' in height. The wall is to be located on their property at the property line and may extend to the front setback line of the property. In order to enhance the appearance of the patio, all patio walls must be a combination of either stucco or brick and wrought iron or similar construction which will not obscure the view and may also be erected across the front of the property as ingress and egress may allow. Approval of the ARB for these structures is also required. A combination of both the side wall and a front patio is acceptable if approved by the ARB.

**\* On Lot #711 at the entrance, a wall must also be installed on the right side of the house on this lot.**

**9.7 Eagles Nest - (Section 1, Phase I) Eagles Nest Lane (Lots 797-804) & Willow Oak Loop (lots 785-796):**

**9.7.1 Lot Coverage:** First floor enclosed area of a patio home may not be constructed so as to cover or occupy, including garages, carports, screened

and/or roof covered porches, more than 45% of the entire area of the patio lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.7.2 Minimum sq.ft.:** Minimum area shall be 1300 sq. ft. of heated and/or cooled space measured outside to outside of exterior walls.

**9.7.3 Setbacks:**

- Front yard adjoining street with garage opening toward street 10 ft. minimum
- Front yard adjoining street with garage opening toward side of lot 5 ft. minimum
- Side yard adjoining street 15 ft. minimum
- Side yard 10 ft. minimum
- Rear yard 15 ft. minimum
- Service yards/HVAC 5 ft. minimum

**9.7.4 Additional Requirements:**

- Houses are to be brick or stucco or a combination of both. Vinyl siding is acceptable for gable areas and dormers only.
- Soffits and fascia are to be covered in aluminum or vinyl.
- Stucco colors must be neutral.
- Fireplaces must be natural gas (no wood burning).
- Carports are not permitted. All homes must have a two car garage.

**9.8 Longwood Green Court - (Section 17, Phase II) Longwood Green Court (Lots 331-354) & Short Iron Drive (Lots 355 & 356):**

**9.8.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 35% of the area of the homesite. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.8.2 Minimum sq. ft.:** 2750 sq. ft.

**9.8.3 Setbacks:** The neighborhood has suggested minimum setbacks. Suggested setbacks are preferred to enhance the stately appearance of the

neighborhood. Due to the angles of the homesites some homes will require more generous setback requirements.

	<u>Suggested</u>	<u>Minimum</u>
• Front*	30 ft.	30 ft.
• Side	20 ft.	15 ft.
• Back	30 ft.	20 ft.
• Side (corner homesite)*	25 ft.	25 ft.

\* **Setbacks in this area are measured from back of curb.**

**Recommended that garages be side loaded where homesite allows.**

### **9.9 Club Villas - Club Villa Drive West & Club Villa Drive East (Phase I):**

**9.9.1 Lot Coverage:** The homeowner owns only the area of the footprint of the dwelling. All other area is considered common property of the Club Villas Association.

**9.9.2 Minimum sq. ft.:** As built by the Development Company

**9.9.3 Setbacks:** As established by the Development Company

**9.9.4 Club Villa Association and Requirements:** Specifics are held in the Association Bylaws available at the POA office.

Home improvements must first be approved by the Club Villa Association before submission to the PO-ARB for final approval.

### **9.10 Cottonwood Creek – (Section 16, Phase II) Cottonwood Creek Lane (Lots 281-286 & 315) & Popular Hill Court (Lots 316-326):**

**9.10.1 Lot Coverage:** The homeowner owns only the area of the footprint of the dwelling. All other area is considered common property of the Cottonwood Creek Association.

**9.10.2 Minimum sq. ft.:** As built by the Development Company.

**9.10.3 Setbacks:** As established by the Development Company.

**9.10.4 Cottonwood Creek Association and Requirements:** Specifics are held in the Association Bylaws available at the POA office.

Home improvements must first be approved by the Cottonwood Creek Association before submission to the PO-ARB for final approval.

**9.11 The Fairways - (Section 6, Phase II) Double Eagle Court (Lots 215-248):**

**9.11.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 35% of the area of the homesite. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.11.2 Minimum sq. ft.:** 1800 heated sq. ft.

**9.11.3 Setbacks:**

All Lots

- Front 15 ft. minimum
- Rear 20 ft. minimum
- Sides 10 ft. minimum

**9.11.4 Fairways Association and Requirements:** Established and built by Abney-Caldwell, the Fairways have its own association guidelines. As of June 27, 2007, the PO-ARB will be totally responsible for upholding these guidelines. As of March 28, 2005, fences will not be permitted.

**9.12 Forest Pines – (Sections 18-A, Phase II) Forest Pines Road(Lots 361-372 & 392-399), (Section 18-C, Phase II) Forest Pines Road (Lots 373-377 & 386-391) & (Section 18-E, Phase II) Forest Pines Road (Lots 378-385):**

**9.12.1 Lot Coverage:** First floor enclosed area of a Single Family Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.12.2 Minimum sq. ft.:** 1750 heated sq. ft.

**9.12.3 Setbacks:**

- Front 25 ft. minimum
- Side 10 ft. minimum
- Rear 15 ft. Wooded lot minimum  
25 ft. Golf lot minimum

**9.13 Fox Trace Court (Section 18-B, Phase II – Lots 400-425) & Huntington**

**Court (Section 18-D, Phase II – Lots 426-446):**

**9.13.1 Lot Coverage:** First floor enclosed area of a Patio Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 45% of the entire area of the Patio lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements are not to exceed 70% of the total lot area.

**9.13.2 Minimum sq. ft.:** 1200 heated sq. ft.

**9.13.3 Setbacks:**

- Front                                    10 ft. minimum Garage Opening Toward Street  
0 ft. minimum Garage Opening Side or Courtyard
  
- Side                                      While the plat shows 7½ ft. side setback, **10 ft. or more is required** to satisfy the City of Aiken requirement for a 20 ft. separation between 2 story dwellings or a single story dwelling adjoining a 2 story dwelling.
  
- Rear                                      20 ft. Golf Course Lot  
15 ft. Wooded/Interior Lot

**9.14 Spalding Lake – (Section 18, Phase II) Spalding Lake Circle (Lots 447-472)**

**9.13.1 Lot Coverage:** First floor enclosed area of a home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.13.2 Minimum sq. ft.:** 1750 heated sq. ft.

**9.13.3 Setbacks:**

- Front                                    25 ft.
  
- Side                                      10 ft.
  
- Rear                                      25 ft. Golf Course lot  
15 ft. Wooded lot

**9.15 Holley Ridge - (Section 19, Phase II) Holley Ridge Road (Lots 473-510):**

**9.15.1 Lot Coverage:** First floor enclosed area of a Single Family Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the

lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.15.2 Minimum sq. ft.:** 1750 heated sq. ft.

**9.15.3 Setbacks:**

**Golf Course Property:**

- Front yard adjoining street                      25 ft. minimum
- Rear yard adjoining golf course                40 ft. minimum\*

**\*Lots 490, 491, 473 and 510 require a minimum of 35 ft. off the golf course**

**Wooded Property:**

- Front yard adjoining street                      25 ft. minimum
- Rear yard adjoining buffered right of way                15 ft. minimum
- All side yards    10 ft. minimum

**\* Lot 509 requires a 5 ft. minimum setback off the buffered right of way**

**\* Front setbacks adjoining street are measured from property line.**

**9.16 Forest Ridge – (Section 21, Phase II) Forest Ridge Drive (Lots 571-587) & Forest Pines Road (Lots 569 & 570):**

**9.16.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 45% of the area of the homesite. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.16.2 Minimum sq. ft.:** 1750 sq. ft.

<b><u>9.16.3 Setbacks:</u></b>	<b><u>Golf Course</u></b>	<b><u>Interior Lot</u></b>
• Front	15 ft. minimum	15 ft. minimum
• Rear	20 ft. minimum	20 ft. minimum
• Side	10 ft. minimum	10 ft. minimum

**\* On these patio lots driveways may be placed one (1) foot off property line**

**9.16.4 Design Intent & Additional Requirements:** No vinyl siding will be permitted on the rear of homes backing onto the golf course except for gables and dormers.

It is the strong desire of the developer that the golf lot homeowner sod as much area up to the golf course as possible to enhance property value.

**9.17 Forest Bluffs – (Section 20, Phase II) Forest Bluffs Road (Lots 541 & 547-563) & Forest Pines Road (Lots 511- 529, 534-540 & 542-546 & 564-568) & (Section 20B, Phase II) Forest Pines Road (Lots 530-533):**

**9.17.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 35% of the area of the homesite. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.17.2 Minimum sq. ft.:** 2000 heated sq. ft.

**9.17.3 Setbacks:**

	<u>Golf Course</u>	<u>Interior Lots</u>
• Front	25 ft. minimum	30 ft. minimum
• Rear	25 ft. minimum	30 ft. minimum
• Sides	10 ft. minimum	10 ft. minimum

**9.17.4 Additional requirements:** No vinyl siding will be permitted on rear of homes backing onto the golf course except for gables and dormers. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables and dormers.

**9.18 Glen Haven – (Section 22, Phase II) Glen Haven Circle (Lots 590-627):**

**9.18.1 Lot Coverage:** First floor enclosed area of a Patio Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 45% of the entire area of the Patio lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.18.2 Minimum sq. ft.:** 1200 heated sq. ft.

**9.18.3 Setbacks:**

• Lots 590 - 614	Front	25 ft. minimum
	Rear	15 ft. minimum
	Sides	10 ft. minimum



- Lots 615-627            Front 15 ft. minimum  
                                 Rear 15 ft. minimum  
                                 Sides 10 ft. minimum

**(Lots 615-617 have a setback of 10' in the rear because of utility lines)**

- Lots 628 - 632            Front 35 ft. minimum  
                                 Rear 15 ft. minimum  
                                 Sides 10 ft. minimum

**9.18.4 Additional Requirements:** It is the intent of the Development Company to establish Glen Haven as a 55 or older Adult Community with a limited selection of home styles with a common look and feel.

All homes are required to use Boral “Steeplechase” as brick selection.

**9.19 Oakmans Bluff: (Section 26, Phase II) Birch Tree Circle (Lots 654-675), Holley Ridge Road (lots 633-635), River Birch Road (Lots 636-653) & White Birch Court (Lots 676-688):**

**9.19.1 Lot Coverage:** First floor enclosed area of a Single Family Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.19.2 Minimum sq. ft.:** 2200 heated sq. ft.\*

\* Exceptions are homesites 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650 and 651. The minimum sq. ft. for these homesites will be 1800 sq. ft.

**9.19.3 Setbacks:**

	<u>Golf Course</u>	<u>Lake Front</u>	<u>Interior</u>
• Front	30 ft. minimum	25 ft. minimum	30 ft. minimum
• Rear	25 ft. minimum	25 ft. minimum	30 ft. minimum
• Sides	10 ft. minimum	10 ft. minimum	10 ft. minimum

\* Exceptions are lots 668 and 675 where the front setback will be 20 ft. minimum

**9.19.4 Additional Requirements:** Building Guidelines in Oakman’s Bluff will limit the use of vinyl siding on homes. No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables and dormers.



**(Lots 86-92 & 123):**

**9.21.1 Lot Coverage:** First floor enclosed area of a Single Family Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.21.2 Minimum sq. ft.:** 1800 heated sq. ft.\*

\* Exceptions are homesites on lots 94, 95, 96, 97, 98, 99, 100 and 101. The minimum for these homesites will be 2200 heated sq. ft.

**9.21.3 Setbacks:**

	<u>Golf Course</u>	<u>Interior Lots</u>
• Front	25 ft. minimum	25 ft. minimum
• *Rear	25 ft. minimum*	25 ft. minimum*
• Sides	10 ft. minimum	10 ft. minimum

\* Exceptions are lots 152 through 162 where the rear setback is 20% of the lot depth, 50 ft. maximum. Review final plat for easement information.

**9.21.4 Additional Requirements:** No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables and dormers.

On golf course lots, the side facing the golf course, sod and/or landscape treatment must extend to the golf course line. The ARB, at its sole discretion, may allow deviations from these requirements if the lot size and natural growth make this appropriate.

Hot tubs are allowed on decks or within decks, but are not allowed to be free standing or on the ground or at grade patios.

**9.22 Cedar Ridge: (Section 4, Phase III) Red Cedar Road (Lots 174-179, 186, 187, 218-237), Tulip Popular Court (Lots 180-185) & (Section 5, Phase III) White Cedar Way (Lots 188-217B):**

**9.22.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 45% of the area of the homesite. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.22.2 Minimum sq. ft.:** 1800 heated sq. ft.

**9.22.3 Setbacks:**

	<u>Golf Course</u>	<u>Interior Lots</u>
• Front	25 ft. minimum	25 ft. minimum
• *Rear	30 ft. minimum*	25 ft. minimum*
• Sides	10 ft. minimum	10 ft. minimum

**\*Rear yard setbacks indicated are more restricted than the final plat. Building Guidelines take precedence over the final plat.**

**9.22.4 Additional Requirements:** No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables and dormers.

On golf course lots, the side facing the golf course, sod and/or landscape treatment must extend to the golf course line. The ARB, at its sole discretion, may allow deviations from these requirements if the lot size and natural growth make this appropriate.

Hot tubs are allowed on decks, raised patios or within decks. Hot tubs and raised patios are not allowed to be free standing at ground level or on ground level patios.

**9.23 Pleasant Colony – (Section 3, Phase III) West Pleasant Colony Drive (Lots 163-173); (Section 6A, Phase III) West Pleasant Colony Drive (Lots 238-253 & 276-293) & (Section 6B, Phase III) Periwinkle Court (Lots 264-267), Steeplechase Road (Lots 262, 263 & 269) & West Pleasant Colony Drive (Lots 254-260 & 270-275):**

**9.23.1 Lot Coverage:** First floor enclosed area of a Single Family Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.23.2 Minimum sq. ft.:** 2200 heated sq. ft.

**9.23.3 Setbacks:**

	<u>Golf Course</u>	<u>Interior Lots</u>
• Front	30 ft. minimum	30 ft. minimum
• *Rear	30 ft. minimum	30 ft. minimum
• Sides	10 ft. minimum	10 ft. minimum

**\* Rear yard setbacks indicated are more restricted than the final plat. Building guidelines take precedence over the final plat.**

**9.23.4 Additional Requirements:** No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables and dormers.

On golf course lots, the side facing the golf course, sod and/or landscape treatment must extend to the golf course line. The ARB, at its sole discretion, may allow deviations from these requirements if the lot size and natural growth make this appropriate.

Hot tubs are allowed on decks, raised patios or within decks. Hot tubs and raised patios are not allowed to be free standing at ground level or on ground level patios. Exceptions may be allowed where adequate screening can be provided.

**9.23.5 Additional Landscape Requirement:** In 2005 the Woodside Development Company lined West Pleasant Colony with 300 Live Oak trees in order to create a consistent and attractive streetscape throughout the planted area. The POA and the Development Company ARB are jointly approving the following additional landscape guidelines for West Pleasant Colony effective 3/16/2015.

- As with all lots in Woodside where there is no common property buffer, the property owner is responsible for landscape and its maintenance to the curb. While there is a 12 ½ ft. road right-a-way from the curb in which the live oak trees have been planted, the area including the live oak trees, remain the property owner's responsibility.
- Sod is required by the property owner to extend 19 to 20 feet back from the curb and, in general, no additional plantings are permitted in the 20 ft. area except for "low" driveway, accent, and ornamental shrubs and plantings a property owner may wish to have.
- The ARBs will pay careful attention to providing approval for landscape elements in the 20 foot area that will enhance and not detract from the overall intended look. Street trees are intended to frame and complement homes rather than screen them. Streets trees are generally taller than 40 feet at maturity, have large visible trunks, and branch systems that homeowners can walk under.
- Any replacement of a live oak tree in the 20 foot area is the responsibility of the property owner.
- Regardless of diameter, all Live Oak trees on West Pleasant Colony require authorization from the POA ARB for removal and replacement trees must be planted within six (6) months or receiving approval to remove the tree(s).

- To maintain the desired and consistent streetscape of West Pleasant Colony, for each two Live Oak trees removed from a homeowner's property, they must be replaced within 6 months by at least one Live Oak or one designated specimen tree:

Red Maple (*Acer Rubrum*)  
 American Elm (*Valley Forge, New Harmony*)  
 Oak (*Laurel, Pin, Live, or Willow*)  
 Sycamore/ Planetree (*Platanus occidentalis or Plantanus x acerifolia*)  
 Crepe Myrtle (*Natchez, Tuskegee, Muskogee*)  
 Yoshino Cherry (*P. x yedoensis*)

- While approval for removal is required, replacement will not be required by the ARB when not practical due to utility interference, remediation of driveway, sidewalk, or hardscape damage, or esthetic considerations.
- Replacement trees of any type should be placed in a 7 to 9 foot diameter, mulch-covered planting circle that is between 8 and 20 feet from the curb.
- Replacement trees should be near the location of removed trees unless they will cause utility interference or long-term damage to driveways, sidewalks, or other hardscape.
- The property owner's sprinkler system must cover to the curb.

**These additional guidelines may be changed or amended by joint approval of the WPPOA-ARB and the Development Company-ARB.**

**9.24 Cottonwood Creek II – (Section 16B – Phase II) Cottonwood Creek Lane (Lots 287–304 & 306-312):**

**9.24.1 Lot Coverage:** The homeowner owns only the area of the footprint of the dwelling. All other area is considered common property of the Cottonwood Creek Association.

**9.24.2 Minimum sq. ft.:** As built by the Development Company.

**9.24.3 Setbacks:** As established by the Development Company.

**9.24.4 Cottonwood Creek Association and Requirements:** Specifics are held in the Association Bylaws available at the POA office.

**Home improvements must first be approved by the Cottonwood Creek Association before submission to the PO-ARB for final approval.**

**9.25 Bellewood – Bellewood Drive (Section 23, Phase II) Bellewood Drive (Lots 23-1 – 23-11, 23-21 – 23-32 & B1-U1 – B5-U15):**

*\*B1-U1 – B5-U15 are triplex units.*

**9.25.1 Lot Coverage:** First floor enclosed area of a Single Family Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.25.2 Minimum sq.ft:** 1800 heated sq. ft.

**9.25.3 Setbacks:**

	<u>Golf Course</u>	<u>Interior Lots</u>
• *Front	25 ft. minimum	25 ft. minimum
• *Rear	20 ft. minimum	20 ft. minimum
• Sides	10 ft. minimum	10 ft. minimum

**\* Front and rear yard setbacks indicated are more restricted than the final plat. Building guidelines take precedence over the final plat.**

**9.25.4 Additional Requirements:** Building guidelines in Bellewood will limit the use of vinyl siding on homes. In general, no vinyl siding will be permitted on the rear of homes backing onto the golf course except for gables and dormers. No vinyl siding will be permitted on the front of homes within the neighborhood except for gables and dormers. “Shake like” vinyl siding may be approved, see Section 3.2.2 Materials of the Building Guidelines.

On golf course lots, the side facing the golf course, sod and/or landscape treatment must extend to the golf course line in keeping with the look and feel of the golf course landscape. The ARB, at its sole discretion, may allow deviations from these requirements if the lot size and natural growth make this appropriate.

Hot tubs are allowed on decks within decks, but are not allowed to be free standing on the ground or at grade level patios. Exceptions may be allowed where adequate screening can be provided. In any location appropriate screening may be required to conceal the unit from view of neighbors and others.

The Architectural Review Board must approve all fencing and walls. Specifics are in the Building Guidelines Section 3.9. In general, fencing must have 50% visibility with a maximum height of 5 feet.

Decks in excess of 5 feet in height above grade are prohibited from having the area below the deck screened with lattice without adequate landscaping and special Architectural Review Board approval. It is suggested that brick or decorative columns be used under the deck in these situations.

**9.26 The Enclave – (Section 7, Phase III) Enclave Drive (Lots 7-27 – 7-33, 7-36, 7-42 – 7-47) & Highland Reserve Court (Lots 7-1 – 7-25, 7-34A & 7-37 – 7-41):**

**9.26.1 Lot Coverage:** First floor enclosed area of a home may not be constructed so as to occupy, including garages, screened and/or roof covered porches, more than 40% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements shall not exceed 55% of total lot area.

**9.26.2 Minimum sq. ft.:** The minimum area of heated and/or cooled space, measured outside to outside exterior walls shall be 2,400 sq. ft.

**9.26.3 Setbacks:** The following are the minimum setbacks, unless shown differently on applicable plats:

- Front 20 ft.
- Courtyard or side entry 10 ft.
- Side (or rear) yard adjoining golf course 25 ft.
- Side 10 ft.
- Rear 25 ft.
- Property line to edge of driveway 3 ft.

**9.26.4 Additional Requirements**

**Home Design Philosophy:** Homes in The Enclave in the Reserve at Woodside Plantation are expected to evidence an elegant, refined look, with a goal of emphasizing outdoor living in the rear of the homes. The unique location of The Enclave, directly adjacent to Holes No. 1 and No. 18 of The Reserve Course and visible from the Reserve Clubhouse, creates an ideal setting, but one which must blend with, and compliment, the Reserve Course and Clubhouse. In order to create a consistent architectural look throughout the area, there will be substantial requirements placed upon owners in the construction process, including design, materials utilized in construction, landscaping and decorative features. Owners must realize that substantial authority will be vested with the Reserve Neighborhood Association (the "Association") in addition to Woodside Plantation ARB in determining the suitability of the designs submitted for construction in The Enclave. These requirements will increase the cost of construction, but are necessary to create a neighborhood of unique character and beauty.

- **Rear Patios & Courtyards:** The integration of a rear patio and courtyards, with covered patios and the rear portion of the home is a sought after design feature of The Enclave. All Owners are



encouraged to design and incorporate such features into the home and lot plan.

- **Garage Orientation:** Although not strictly required, most homes will be front loaded garages, especially for lots adjacent to the Reserve Course. Exceptions will be permitted, however, in order to create some variation in streetscape and on lots which necessitate alternative access (side load, and/or courtyard entry).
- **Roof:** The lines of roofs should create interest and variability. Gables, dormers and other architectural features to break up roof expanse are encouraged; substantial spans of blank roofing should be avoided, especially in the front elevation.
- **Decorative Features:** Use of ornamental iron (painted black or dark brown) is encouraged, whether in decorative façade treatments on the home, to construct a courtyard (with brick) and in certain locations, where permitted, as a fencing material. Elevations, especially the front of each Home, should present interest and architectural features where possible to create an elegant, architecturally interesting appearance.

**Building Requirements:** There will be the following requirements for Homes constructed in The Enclave:

- **Height:** Minimum plate heights of 10 feet are required.
- **Exterior Brick:** All homes will be constructed of brick. The Association will have the exclusive right to determine the style, shape and color of the brick, including mortar joints.
- **Accents:** Stucco and brick accents will be allowed, according to color schemes acceptable to the Association. Vinyl siding and shakes, cement board or other similar materials are not permitted. Vinyl or other similar materials will be permitted in soffit, fascia, overhang, certain exterior ceiling locations and other locations which are not readily noticeable at the approval of the Association.
- **Roofing:** A minimum 40 years, architectural grade shingle shall be required and such color or colors must be expressly permitted by the Association.
- **Windows:** All front windows (and patio doors and/or sliders) must be an upgraded, high quality window/door permitted by the Association. Initially, all front, and other specified windows (as determined by the Association), shall have grids; although grids may be required in only the upper sash of windows and will be an architectural feature approved by the Association.

- **Garage Doors:** Only certain specific styles of garage doors will be permitted, and most shall be single doors (9 feet wide); occasionally an 18 foot wide, double garage door may be permitted due to streetscape considerations, limited visibility of the garage door, or for purely aesthetic reasons. A refined, decorative treatment surrounding and including the garage door is strongly encouraged.
- **Driveways:** All driveways (and for the most part, walkways) shall be constructed utilizing pavers of color and style approved by the Association.
- **Decks & Patios:** No elevated or wooden decks are permitted. Patios may be constructed of concrete, pavers, brick or stone and courtyard treatments are encouraged.
- **Exterior Lighting:** All exterior lighting fixtures shall be black, dark brown or antique brass. Exterior, low voltage landscape lighting systems are strongly encouraged to set off landscaping and create an elegant night time ambiance.

**Landscaping:** The exterior landscape of each lot is the responsibility of the Owner, although the Association retains exclusive control over landscaping throughout The Enclave. Landscaping is critical to achieving and maintaining the natural beauty and ambiance of the neighborhood. The following requirements must be adhered to by all Owners:

- **Minimum Landscaping Allowance:** A minimum allowance of \$15,000 per lot must be expended on landscaping, excluding patios and hardscape.
- **Plant Material:** Large plants are strongly encouraged, as are natural, indigenous plants. Vines and ground cover are also strongly preferred to open, pine straw or mulched areas.
- **Beds:** Large pine straw areas in excess of 10 square feet without plantings are strongly discouraged. Grassing of Lot areas without plantings, and which have proper conditions, is strongly encouraged.
- **Areas adjacent to the Golf Course require special attention:** Where applicable, grassing should be extended to the Reserve Course. The rear of lots fronting the Reserve Course should seek to retain and/or supplement nature plant buffers to avoid wide open, unimpeded spans viewing the Reserve Course (or Home from the Reserve Course). A minimum of 4 specimen trees (of reasonable caliper) should be planted or maintained to buffer the rear of each Lot facing the Golf Course, with additional ground plantings to create a natural transition between the Lot and the Reserve Course.

**9.27 The Oaks – (Section 12, Phase III) Golden Oak Drive (Lots 12-1 – 12-43):**

**9.27.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 45% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.27.2 Minimum sq. ft.:** 2,100 heated sq. ft.

**9.27.3 Setbacks:**

	<u>Golf Course</u>	<u>Interior Lots</u>
• *Front	25 ft. minimum	25 ft. minimum
• **Rear	30 ft. minimum	25 ft. minimum
• Sides	10 ft. minimum	10 ft. minimum

**\* Driveway minimum setback is 3 feet from property line.**

**\*\* 30 ft. rear setbacks are suggested on Golf Course lots; however, 25-foot setbacks will be allowed on an exception basis.**

**9.27.4 Additional Requirements:** Building guidelines in The Oaks will limit the use of vinyl siding on homes. No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables, dormers, fascia and soffits. Vinyl shake siding is permitted in gables, dormers and as accents.

On golf course lots, the side facing the golf course, sod must be planted to the golf course line. The ARB must approve landscape plans. Generally, these regulations require you to landscape areas of your home site which are adjacent to the Reserve Club at a standard which complements and enhances the Course. We suggest that you think of this area (as viewed from the Course) in the same way as you would consider the front of your home site (as viewed from the street).

Your specific responsibilities with respect to landscaping areas of your home site abutting the Reserve Course include (1) grassing and landscaping areas within 20 feet of the Course in general conformity with the overall landscaping pattern of the fairway area, (2) installing shrubbery and trees in the rear of your home site to soften the view of your home from the Course (3) managing drainage from or onto your home site, both during and following construction of a home, in a manner to properly move drainage water in a reasonable manner, consistent with Woodside Plantation's drainage plan, (4) avoiding unsightly conditions on your home site which may be visible from the Course and (5) working with the Reserve Club staff to avoid any issue which may adversely affect the Reserve

Course or its maintenance.

Hot tubs are allowed on decks or within decks, but are not allowed to be free standing or on the ground or at grade patios. All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. In all cases, fencing must have a minimum of 50% visibility and a maximum height of 5 feet. See special addendum under fences in Section 3.9 of the Building Guidelines.

**9.28 The Pointe – (Section 8, Phase III) Bridge Crest Court (Lots 8-1 – 8-11 & 8-22 – 8-25 & Crescent Pointe (Lots 8-12 – 8-21):**

**9.28.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 35% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50% of the total lot area.

**9.28.2 Minimum sq. ft.:** 2,200 heated sq. ft.

**9.28.3 Setbacks:**

	<u>Golf Course</u>	<u>Interior Lots</u>
• *Front	25 ft. minimum	25 ft. minimum
• **Rear	30 ft. minimum	25 ft. minimum
• Sides	10 ft. minimum	10 ft. minimum

**\*Driveway minimum setback is 3 feet from property line.**

**\*\*30 ft. rear setbacks are suggested on Golf Course lots; however, 25-foot setbacks will be allowed on an exception basis.**

**9.28.4 Additional Requirements:** Building guidelines in The Pointe will limit the use of vinyl siding on homes. No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables, dormers, fascia and soffits. Vinyl shake siding is permitted in gables, dormers and as accents.

On golf course lots, the side facing the golf course, sod must be planted to the golf course line. The ARB must approve landscape plans. Generally, these regulations require you to landscape areas of your home site which are adjacent to the Reserve Club at a standard which complements and enhances the Course. We suggest that you think of this area (as viewed from the Course) in the same way as you would consider the front of your home site (as viewed from

the street).

Your specific responsibilities with respect to landscaping areas of your home site abutting the Reserve Course include (1) grassing and landscaping areas within 20 feet of the Course in general conformity with the overall landscaping pattern of the fairway area, (2) installing shrubbery and trees in the rear of your home site to soften the view of your home from the Course (3) managing drainage from or onto your home site, both during and following construction of a home, in a manner to properly move drainage water in a reasonable manner, consistent with Woodside Plantation's drainage plan, (4) avoiding unsightly conditions on your home site which may be visible from the Course and (5) working with the Reserve Club staff to avoid any issue which may adversely affect the Reserve Course or its maintenance.

Hot tubs are allowed on decks or within decks, but are not allowed to be free standing or on the ground or at grade patios. All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. In all cases, fencing must have a minimum of 50% visibility and a maximum height of 5 ft. See special addendum under fences in Section 3.9 of the Building Guidelines.

## **9.29 Grand Haven – (Section 011, Phase III) Pink Dogwood Circle (Lots 11-1 – 11-35):**

**9.29.1 Lot Coverage:** First floor enclosed area of a Patio Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 45% of the entire area of the Patio lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.29.2 Minimum sq. ft:** 1,650 heated sq. ft.

### **9.29.3 Setbacks:**

- \*Front:                      10 ft. Courtyard Garage Entry  
   20 ft. Front Garage Entry Home
- Rear:                              20 ft.
- Sides                              10 ft.

\* Driveway minimum setback is 3 ft. from property line.

**9.29.4 Additional Requirements:** Homes to be constructed in Grand Haven are limited to the floor plans and elevations offered in the "Grand Haven Collection" and built by Carolina Signature Homes. Deviation from the designs of the front elevations in the "Grand Haven Collection" is not permitted. On

elevations where a shake product is shown, vinyl shakes are allowed. Horizontal vinyl siding will not be permitted.

On home sites with rear yards facing West Pleasant Colony or Anderson Mill Road, these Building Guidelines require landscaping of all areas of home sites which are adjacent to these roads, at a standard which complements and enhances these roads and the existing and/or proposed landscaping of these roads and right of ways. It is suggested you think of this area (as viewed from the road) in the same way as you would consider the front of your home site (as viewed from the street).

Specific responsibilities with respect to landscaping areas of home sites abutting West Pleasant Colony Road and Anderson Mill Road include (1) grassing and landscaping areas within 20 feet of the road right of way in general conformity with the overall landscaping pattern of the fairway area, and (2) installing shrubbery and trees in the rear of home sites to soften and buffer the view of your home from the road.

All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. In all cases, fencing must have a minimum of 50% visibility and a maximum height of 5 feet. See special the addendum under fences in the Building Guidelines.

**9.30 Steeplechase Reserve – (Section 1, Phase IV) Steeplechase Road (Lots 101-121)**

**9.30.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 45% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.30.2 Minimum sq. ft.:** 2,100 heated sq. ft.

**9.30.3 Setbacks:**

	<u>Golf Course</u>	<u>Non-Golf Course</u>
• *Front:	**20 ft.	**20 ft.
• Rear	25 ft	25 ft.
• Sides	10 ft.	10 ft.

\* **Lots 101/IV & 102/IV will have a 10 ft. front setback.**

\*\* **Driveway minimum setback is 3 feet from the property line.**

**9.30.4 Additional Requirements:** Building guidelines in Steeplechase Reserve will limit the use of vinyl siding on homes. No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers, facia and soffits. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables, dormers, facia and soffits. Vinyl shake siding is permitted in gables, dormers and as accents.

On golf course lots, the side facing the golf course, sod must be planted to the golf course line. The ARB must approve landscape plans. Generally, these regulations require you to landscape areas of your home site which are adjacent to the Reserve Club at a standard which complements and enhances the Course. We suggest that you think of this area (as viewed from the Course) in the same way as you would consider the front of your home site (as viewed from the street).

Your specific responsibilities with respect to landscaping areas of your home site abutting the Reserve Course include (1) grassing and landscaping areas within 20 feet of the Course in general conformity with the overall landscaping pattern of the fairway area, (2) installing shrubbery and trees in the rear of your home site to soften the view of your home from the Course (3) managing drainage from or onto your home site, both during and following construction of a home, in a manner to properly move drainage water in a reasonable manner, consistent with Woodside Plantation’s drainage plan, (4) avoiding unsightly conditions on your home site which may be visible from the Course and (5) working with the Reserve Club staff to avoid any issue which may adversely affect the Reserve Course or its maintenance.

All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. See special addendum under fences in Section 3.9 of the Building Guidelines.

**9.31 Ridge Oak Heights – (Section 2, Phase IV) Quiet Oak Court (Lots 201-225):**

**9.31.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 45% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.31.2 Minimum sq. ft.:** 2,100 heated sq. ft.

**9.31.3 Setbacks:**

	<u>Golf Course</u>	<u>Non-Golf Course</u>
• *Front:	**20 ft.	**20 ft.





improvements at ground level is 50% of the total lot area.

**9.32.2 Minimum sq. ft.:** 2,100 heated sq. ft.

**9.32.3 Setbacks:**

	<u>Golf Course</u>	<u>Non-Golf Course</u>
• **Front:	20 ft.	20 ft.
• Rear	25 ft	25 ft.

**\*\* Lots 331- 342 have a 50 ft. rear setback.**

• Sides	10 ft.	10 ft.
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	<u>Lot 314</u>	<u>Lot 315</u>	<u>Lot 316</u>	<u>Lot 319</u>
• Front	20 ft.	20 ft.	20 ft.	20 ft.
• Rear	45 ft.	50 ft.	55 ft.	60 ft.
• Sides	10 ft.	10 ft.	10 ft.	10 ft.

**\*\* Driveway minimum setback is 3 feet from the property line.**

**9.32.4 Additional Requirements:** Building guidelines in Longmeadow will limit the use of vinyl siding on homes. No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers, fascia and soffits. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables, dormers, fascia and soffits. Vinyl shake siding is permitted in gables, dormers and as accents.

On golf course lots, the side facing the golf course, sod must be planted to the golf course line. The ARB must approve landscape plans. Generally, these regulations require you to landscape areas of your home site which are adjacent to the Reserve Club at a standard which complements and enhances the course. We suggest that you think of this area (as viewed from the course) in the same way as you would consider the front of your home site (as viewed from the street).

Your specific responsibilities with respect to landscaping areas of your home site abutting the Reserve Course include (1) grassing and landscaping areas within 20 feet of the course in general conformity with the overall landscaping pattern of the fairway area, (2) installing shrubbery and trees in the rear of your home site to soften the view of your home from the course (3) managing drainage from or onto your home site, both during and following construction of a home, in a manner to properly move drainage water in a reasonable manner, consistent with Woodside Plantation’s drainage plan, (4) avoiding unsightly conditions on your home site which may be visible from the course and (5) working with the Reserve Club staff to avoid any issue which may adversely affect the Reserve Course or

its maintenance.

All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. See special addendum under fences in Section 3.9 of the Building Guidelines.

**9.33 Meadowbrook Estates – (Section 6, Phase IV) Anderson Mill Road (Lots 601-620) & Barbaro Court (Lots 621-624):**

**9.33.1 Lot Coverage:** First floor enclosed area of a Single Family Home may not be constructed so as to cover or occupy, including garages, carports, screened and/or roof covered porches, more than 35% of the entire area of the lot. Maximum total coverage to include decks, patios, walkways, driveways, pools and other improvements is not to exceed 50% of the total lot area.

**9.33.2 Minimum sq. ft:** 2,200 heated sq. ft.

**9.33.3 Setbacks:**

- \*Front: 35 ft.
- Rear: 30 ft.
- Sides 10 ft.

\* Lots 620-624 front setback is 25 feet.

\* Driveway minimum setback is 3 ft. from property line.

**9.33.4 Additional Requirements:** Building guidelines in Meadowbrook Estates will limit the use of vinyl siding on homes. No vinyl siding will be permitted except for gables and dormers, fascia and soffit. Vinyl shake siding is permitted in gables, dormers and as accents.

The ARB must approve landscape plans.

All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. See special addendum: Fences—Section 3.9 of the Building Guidelines.

**9.34 Grassy Creek – (Section 09, Phase III) Grassy Creek Lane (Lots 9-01 – 9-25) & (Section 9A, Phase III) Steeplechase Road (Lots 9A-27 – 9A-31):**

**9.34.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 45% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.34.2 Minimum sq. ft:** 2,100 heated sq. ft.

**9.34.3 Setbacks:**

	<u>Golf Course</u>	<u>Lake</u>
• **Front	25 ft.*	25 ft*.
• Rear	25 ft.	25 ft.
• Sides	10 ft.	10 ft.

**\*\* Driveway minimum setback 3 feet from property line.**

**\* Lot 9.25, 9.14C, 9.14B will have a 15 ft. front setback.**

**9.34.4 Additional Requirements:** Building guidelines in Grassy Creek will limit the use of vinyl siding on homes. No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers, fascia and soffit. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables, dormers, fascia and soffits. Vinyl shake siding is permitted in gables, dormers and as accents.

On golf course lots, the side facing the golf course, sod must be planted to the golf course line. The ARB must approve landscape plans. Generally, these regulations require you to landscape areas of your home site which are adjacent to the Reserve Club at a standard which complements and enhances the course. We suggest that you think of this area (as viewed from the course) in the same way as you would consider the front of your home site (as viewed from the street).

Your specific responsibilities with respect to landscaping areas of your home site abutting the Reserve Course include (1) grassing and landscaping areas within 20 feet of the course in general conformity with the overall landscaping pattern of the fairway area, (2) installing shrubbery and trees in the rear of your home site to soften the view of your home from the course (3) managing drainage from or onto your home site, both during and following construction of a home, in a manner to properly move drainage water in a reasonable manner, consistent with Woodside Plantation’s drainage plan, (4) avoiding unsightly conditions on your home site which may be visible from the course and (5) working with the Reserve Club staff to avoid any issue which may adversely affect the Reserve Course or its maintenance.

All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. See special addendum fences Section 3.9 of the in Building Guidelines

**9.35 Silver Meadow – (Section 14, Phase III) Silver Meadow Court (Lots 14-01 – 14-21):**

**9.35.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 45% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.35.2 Minimum sq. ft:** 1,800 heated sq. ft.

**9.35.3 Setbacks:**

	<u>Golf Course</u>
• Front	15 ft.*
• Rear	25 ft. Lots 1-14
• Rear	10 ft - Lots 15-21.
• Sides	10 ft.

**\*\* Driveway minimum setback 3 feet from property line.**

**9.35.4 Additional Requirements:** Building guidelines in Silver Meadow will limit the use of vinyl siding on homes. No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables, dormers and fascia & soffit. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables, dormers, fascia and soffits. Vinyl shake siding is permitted in gables, dormers and as accents.

On golf course lots, the side facing the golf course, sod must be planted to the golf course line. The ARB must approve landscape plans. Generally, these regulations require you to landscape areas of your home site which are adjacent to the Hollow Creek Course at a standard which complements and enhances the course. We suggest that you think of this area (as viewed from the course) in the same way as you would consider the front of your home site (as viewed from the street).

Your specific responsibilities with respect to landscaping areas of your home site abutting the Hollow Creek Course include (1) grassing and landscaping areas within 20 feet of the course in general conformity with the overall landscaping pattern of the fairway area, (2) installing shrubbery and trees in the rear of your home site to soften the view of your home from the Course (3) managing drainage from or onto your home site, both during and following construction of a home, in a manner to properly move drainage water in a reasonable manner, consistent with Woodside Plantation’s drainage plan, (4) avoiding unsightly conditions on your home site which may be visible from the Course and (5) working with the Reserve Club staff to avoid any issue which may adversely affect the Reserve course or its maintenance.

All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. See special addendum fences Section 3.9 of the in Building Guidelines.

**9.36 Stonebridge – (Section 8A, Phase III): Lady Banks Road (Lots 8A-19 – 8A-40), Sea Grass Lane (Lots 8A-01 – 8A-15 & 8A-18) & Three Runs Creek Way (Lots 8A-43 – 8A-63):**

**9.36.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 45% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50%.

**9.36.2 Minimum sq. ft.:** 2,000 heated sq. ft.

**9.36.3 Setbacks:**

	<u>Golf Course</u>	<u>Interior</u>
• **Front	25 ft.*	25 ft.
• Rear	25 ft.	25 ft.
• Sides	10 ft.	10 ft.

**\*\* Driveway minimum setback 3 feet from property line.**

**9.36.4 Additional Requirements:** Building guidelines in Stone Bridge will limit the use of vinyl siding on homes. No vinyl siding will be permitted on rear of homes backing onto the golf course and lake except for gables and dormers. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables, dormers, fascia and soffits. Vinyl shake siding is permitted in gables, dormers and as accents.

On golf course lots, the side facing the golf course, sod must be planted to the golf course line. The ARB must approve landscape plans. Generally, these regulations require you to landscape areas of your home site which are adjacent to the Cupp Course at a standard which complements and enhances the course. We suggest that you think of this area (as viewed from the course) in the same way as you would consider the front of your home site (as viewed from the street).

Your specific responsibilities with respect to landscaping areas of your home site abutting the Cupp Course include (1) grassing and landscaping areas within 20 feet of the course in general conformity with the overall landscaping pattern of the fairway area, (2) installing shrubbery and trees in the rear of your home site to soften the view of your home from the course (3) managing drainage from or onto your home site, both during and following construction of a home, in a manner to properly move drainage water in a reasonable manner, consistent with Woodside Plantation's drainage plan, (4) avoiding unsightly conditions on your home site which may be visible from the course and (5) working with the Woodside Plantation Country Club staff to avoid any issue which may adversely affect the Cupp Course or its maintenance.

All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. See special addendum fences Section 3.9 of the in Building Guidelines.

**9.37 Twin Ponds Estates – (Section 5, Phase IV) Bristlecone Drive (Lots 516, 517 & 523-525), Steeplechase Road Lots (501-503 & 536), Twin Ponds Lane (Lots 504-515 & 526-535):**

**9.37.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 35% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50% of the total lot area.

**9.37.2 Minimum sq. ft:** 2,200 heated sq. ft.

**9.37.3 Setbacks:**

- Front    Lots 501-517 & Lot 525 - 20 ft.  
              Lots 523 & 524 - 25 ft.  
              Lots 526-534 & 536 - 30 ft.  
              Lot 535 - 50 ft.
  
- Rear     All lots 25 ft. with the exception of:  
              Lots 523 & 524 – 30 ft.  
              Lots 501 & 502 – 20 ft.

- Sides - 10 ft.

**\*\* Driveway minimum setback 3 feet from property line.**

**9.37.3 Additional Requirements:** Building Guidelines in Twin Ponds Estates will limit the use of vinyl siding on homes. No vinyl siding will be permitted except for gables and dormers, fascia and soffit. Vinyl shake siding is permitted in gables, dormers and as accents.

The ARB must approve landscape plans.

All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plan for screening.

The ARB must approve all fencing and walls. See special addendum, (Fences, Section 3.9) of the Building Guidelines.

**9.38 Stonehurst – (Section 4A, Phase IV) Cameron Alley (Lots 401-408) Rock Maple Court (Lots 409-414) & Summer Winds Circle (Lots 425 – 427):**

**9.38.1 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 35% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50% of the total lot area.

**9.38.2 Minimum sq. ft: 2,000 heated sq. ft.**

**9.38.3 Setbacks:**

	<u>Golf Course</u>	<u>Non Golf</u>
• Front	20 ft.*	20 ft.*
• Rear	25 ft.	25 ft.
• Sides	10 ft.	10ft.

\*\*Driveway minimum setback 2 feet from property line.

\*Lot 401,402,403,404,405,406,407,408,414 will have a 15ft front setback

**9.38.4 Additional Requirements:** Building guidelines in Stonehurst will limit the use of vinyl siding on homes. No vinyl siding will be permitted on rear of

homes backing onto the golf course and lake except for gables and dormers, fascia and soffit. No vinyl siding will be permitted on the front of all homes within the neighborhood except for gables, dormers, fascia and soffits. Vinyl shake siding is permitted in gables, dormers and as accents.

On golf course lots, the side facing the golf course, sod must be planted to the golf course line. The ARB must approve landscape plans. Generally, these regulations require you to landscape areas of your home site which are adjacent to the Reserve Club at a standard which complements and enhances the course. We suggest that you think of this area (as viewed from the course) in the same way as you would consider the front of your home site (as viewed from the street).

Your specific responsibilities with respect to landscaping areas of your home site abutting the Reserve Course include (1) grassing and landscaping areas within 20 feet of the Course in general conformity with the overall landscaping pattern of the fairway area, (2) installing shrubbery and trees in the rear of your home site to soften the view of your home from the course (3) managing drainage from or onto your home site, both during and following construction of a home, in a manner to properly move drainage water in a reasonable manner, consistent with Woodside Plantation's drainage plan, (4) avoiding unsightly conditions on your home site which may be visible from the course and (5) working with the Reserve Club staff to avoid any issue which may adversely affect the Reserve Course or its maintenance.

All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. See special addendum fences Section 3.9 of the in Building Guidelines.

**9.39 Pine Glen – (Section 7, Phase IV) Pinyon Pine Loop (Lots 701 – 704, 706, 713-719 & 721) & (Section 7A, Phase IV) Pinyon Pine Loop (Lots 707– 712):**

Homes to be constructed in Pine Glen are limited to the floor plans and elevations offered in the "Pine Glen Collection" originally designed by TD Architects and built by Carolina Signature Homes. Customization of homes in Pine Glen is encouraged, although substantial deviation from the front elevation design elements of the "Pine Glen Collection" is not permitted. Most homes in Pine Glen are designed to accommodate rear covered porches for extended outdoor living space, and flexible use of second floor spaces for efficient and cost effective space utilization.

**9.39.2 Minimum sq. ft: 1,650 heated sq. ft.**

**9.39.3 Setbacks:**

**All Home Sites**



- Front
  - 10 ft. Courtyard Garage Entry Home
  - 20 ft. Front Garage Entry Home
  
- Rear Lots
  - 701-706 - 30 ft. (inclusive of the 25 ft. no-clear buffer)
  - 707- 713 - 25 ft. (inclusive of the 10 ft. no-clear buffer)
  - 714-718 - 30 ft. (inclusive of the 25 ft. no-clear buffer)
  - 719-721 - 20 ft.
  
- Sides - 10 ft.

\*\* 3 ft. minimum for driveways.

**9.39.4 Additional Requirements:**

**Elevation Materials:** Home elevation materials are to include brick and natural cedar shakes as the predominant materials. Stucco and stone facing will be considered mainly as accent materials (subject to color and style). Cement board materials will be permitted for trim and accents, although their use as a major design element is discouraged. On elevations where a shake product is shown, only painted or stained natural shakes are allowed. Horizontal vinyl siding will not be permitted; although quality vinyl/aluminum soffit and fascia material will be allowed for ease of maintenance.

**Landscaping:** Landscape responsibilities shall include (1) grassing and landscaping areas within 20 feet of the front road right of way with grass and tasteful shrubbery and trees, (2) on lots bordering Steeplechase Road installing shrubbery and trees in the rear of home sites to soften and buffer the view of your home from the road, including a no-clear buffer area 18' from the rear lot line (no significant trees may be removed, lower level buffering shrubbery and other screening plantings are encouraged), and (3) on lots which have a rear no-clear, wooded buffer, no clearing of significant trees is permitted and planting of natural trees, lower level buffering shrubbery and screening plantings is encouraged.

On home sites with rear yards facing Steeplechase Road, these Building Guidelines require landscaping of all areas of home sites which are adjacent to the road, at a standard which complements and enhances the existing and/or proposed landscaping of these roads and right of ways. It is suggested that homeowners consider this area (as viewed from the road) in the same way as one would consider the front of a home site (as viewed from the street).

All hot tubs/Jacuzzis shall be completely screened from the view of the public, and tastefully screened from neighbors. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening.

The ARB must approve all fencing and walls. In all cases, fencing must have a minimum of 50% visibility and maximum height of 5 feet. (See Section 3.9 for detailed information regarding fencing requirements.)

- Lots 1-6 shall have a rear wooded, no-clear buffer of 25 ft. backing up to the right of way of Steeplechase Road. Included within this buffer is a decorative 3 rail equestrian-style fence which shall be owned and maintained by the homeowners of Lots 1-6.
- Lots 7-13 shall have a rear wooded, no-clear buffer of 10 ft. backing up to adjacent lots, which shall be included at the outside edge of the 25 ft. rear setback.
- Lots 14 -18 shall have a 25 ft. no-clear buffer at the outside edge of the 30 ft. rear setback.

**Buffers:**

Lots 1-6 shall have a rear wooded, no-clear buffer of 25 ft. backing up to the right of way of Steeplechase Road. Included within this buffer is a decorative 3 rail equestrian-style fence which shall be owned and maintained by the homeowners of Lots 1-6.

Lots 7-13 shall have a rear wooded, no-clear buffer of 10 ft. backing up to adjacent lots, which shall be included at the outside edge of the 25 ft. rear setback.

Lots 14-18 shall have a 25 ft. no-clear buffer at the outside edge of the 30 ft. rear setback.

**9.40 Hanlon Woods – (Section 16A – Phase III) Hanlon Woods Court (Lots 16-01/III – 16-04/III):**

**9.40.1 Minimum sq. ft: 2,000 heated sq. ft.**

**9.40.2 Setbacks:**

**All Home Sites**

- Front 25 ft.
- Rear 25 ft.
- Sides 10 ft.

\*\* 3 ft. minimum for driveways.

**9.40.3 Additional Requirements:**

**Elevation Materials:** Building Guidelines in Hanlon Woods will limit the use of vinyl siding on homes. No vinyl siding will be permitted except for gables and dormers, fascia and soffit. Vinyl shake siding is permitted in gables, dormers and as accents.

**Driveway:** Due to driveway length, and as an exception to the general building guidelines of Woodside Plantation, asphalt driveways will be permitted from the R.O.W line to the home.

**Fencing:** The ARB must approve all fencing and walls. See Section 3.9 Fences in the Building Guidelines.

**Hot tubs/Jacuzzis:** All hot tubs/Jacuzzis shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for his screening.

**Landscaping:** The ARB must approve landscape plans.

**9.41 Summer Hill - (Section 14-A, Phase IV) Summer Winds Circle - Lots 14-01 - 14-12**

**9.41.1 Home Construction:** Building guidelines in Summer Hill encourage combinations of exterior building materials such as brick, stone, stucco and wood or cementitious siding. Building guidelines in Summer Hill limit the use of vinyl siding on homes. No vinyl siding will be permitted on the front or rear of homes except for gables (Limited areas) and second story dormers, fascia and soffit. Vinyl shake siding may be approved for use in gables, dormers and as accents.

**9.41.2 Lot Coverage:** Enclosed area of the dwelling unit at first floor level including garages, carports, screened and/or roof covered porches, decks and any other structures raised off ground level shall not exceed 35% of the area of the home site. Maximum total coverage to include walks, driveways and other improvements at ground level is 50% of the total lot area.

**9.41.3 Minimum sq. ft: 1,800 heated sq. ft.**

**9.41.4 Setbacks:**

	<u>Golf Course</u>	<u>Non Golf</u>
• Front	20 ft.	20 ft.
• Rear	25 ft.	25 ft.
• Sides	10 ft.	10ft.

**\*\*Driveway minimum setback 2 feet from property line.**

### **9.41.5 Landscape**

The ARB must approve all landscape plans. The ARB may provide a preliminary approval for commencement of construction, but reserves the right to approved or disprove final landscape, as installed, as a result of deviation from approved plans, site conditions on the lot which are not apparent on the landscape plan, execution of the plan, drainage and other condition reasonably necessary to provide landscaping in keeping with the neighborhood.

Landscape budgets in Summer Hill must be a minimum of \$10,000 per home. Front and rear portions of the lot must be sodded with an approved grass consistent with that used in Woodside. Shrubs, bushes and trees must be placed around the home and on the lot to provide a natural setting consistent with Woodside's character. Areas which are not grassed should be covered with a natural ground cover such as pine straw or wood mulch (stone covers must be approved separately by the ARB before installation). Mulched or pine strawed areas should also have appropriate shrubs and ground covering plantings (vines, flowers, shrubs, ornamental grasses, etc.) in the beds, with a general requirement that at least one plant should be provided for a minimum of every 25 square feet.

### **9.41.6 Additional Requirements for Lots Adjacent to the Golf Course:**

Woodside Plantation's regulations require you to landscape areas of your home site which are adjacent to The Reserve Club's golf course at a standard which complements and enhances the golf course. This Area (as viewed from the course) must be landscaped in generally the same manner as the front of your home site (As viewed from the street). Landscape plans may not include substantially unimpeded views of a home from the golf course and submission of such plans may result in non-approval of the plans. Your specific responsibilities with respect to landscaping areas of your home site abutting The Reserve Club's golf course include:

- On golf course lots, the side facing the golf course, sod must be planted to the property line or golf course line if closer.
- Grassing and landscaping areas within 20 feet of the golf course in general conformity with the overall landscaping pattern of the fairway area.
- Installing shrubbery and trees in the rear of your home site to soften the view of your home from the golf course, with at least one tree or a grouping of shrubbery every 40 feet recommended.
- Mulching and plantings of beds as required above.
- Avoiding unsightly conditions on your home site which may be visible from the golf course.

Homeowners are encouraged to work the Reserve Club staff to avoid any issues which may adversely affect the golf course or its maintenance.

#### **9.41.7 Additional Requirements for Lots Adjacent to Summer Hill Park:**

Owners of lots adjacent to Summer Hill Park are required to landscape the areas of your lot adjacent to the park in a manner that complements or is consistent with the landscape theme of Summer Hill Park. Owners may be required to utilize particular trees, shrubs or other plant and landscape materials that will result in a landscape plan consistent with its location. Restrictions on fencing, fencing materials and other hardscape plans may be more limiting on lots adjacent to Summer Hill Park to ensure that the aesthetics and views of the park and surrounding homes are preserved.

#### **9.41.8 Drainage**

Homeowners and their Builder are responsible for proper management of storm water drainage on their lot, whether discharging from the lot or entering onto the lot, both during and following construction of a home. Storm drainage plans should adhere to all DHEC wetlands and storm management practices, in a manner consistent with Woodside Plantation's drainage plan. Development and golf course staff are available to provide guidance and advice with respect to proper drainage practices and acceptable techniques to access the community and golf courses drainage structures and systems. However, the Developer, POA and/or Golf Course are not responsible for proper storm water drainage on or from your lot.

Homeowners and their Builder's Drainage plans should include the following:

- Proper grading of the site is essential to avoid excessive concentration of water runoff or collection, which may require significant remedial action after completion of home construction.
- Attention should be addressed to 20 year storm events in planning drainage for a homesite.
- Movement of water from the homesite should be directed into the community's storm drainage system.
- Homes should be placed at a height which will allow for water collection in and around the foundation.
- On sloped areas, or primary storm water paths, grasses or other substantially rooted planting should be used to prevent erosion and to slow the path of traveling water. Mulched areas, especially those without significant plantings, are extremely susceptible to water run-off issues.
- Berms,