



Plantation Pointe

Property Owners Association

Architecture Committee

ARCHITECTURAL GUIDELINES

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PLANTATION POINTE ARCHITECTURE COMMITTEE GUIDELINES

I. Definitions

Antennas – Radio/Television transmission or reception devices.

Architect's Intent – As first finished or finished by the builder/architect.

Building Codes – County and State adopted building practices.

Composite – Plastic and wood mix, 90% recycled plastic and fine wood particles.

Dwelling – A single-family residence.

Play Structures – Swings sets, playhouses, climbing structures, trampolines, etc.

Watershed – River, river system or other body of water.

Workmanlike – Built by a skilled craftsman, skillfully done.

Vinyl – Rigid plastic, not recycled Poly-Vinyl-Chloride (PVC) ASTM F964-94.

II. Purpose

The purpose of the Architecture Committee (“AC”) is to assure that any improvements, alterations or changes to a home or lot comply with Articles V, VI, VII and VIII of the Plantation Pointe Covenants, Conditions, Restrictions and Easements, (“Covenants”) as amended, while complementing the surrounding structures and topography. In all cases the liability and engineering for projects rests with homeowners and/or their contractor. Homeowners and contractors are responsible for compliance with Plantation Pointe Covenants and construction guidelines as well as any county adopted building codes or permits that govern the project. The following categories are not intended to preclude other types of projects but are merely the most commonly requested alterations and are intended to guide the user when requesting approval of an architectural change or construction project. Any exterior additions, changes or alterations, including but not limited to, buildings, fences, walls, structures, fountains or landscaping as specified in this document should not be started until the plans and specifications have been submitted for review using the Architectural Change or Construction Request form and the submittal has been approved in writing by the AC. Contact any member of the AC to receive the forms. An incomplete submittal will be returned to the applicant marked “Not Approved”. It is the owner’s responsibility to furnish items listed on the Request forms. Any decision by the AC can be appealed to the Board of Directors (see Section XXI Appeals).

These guidelines elaborate on the Covenants and are not inclusive of all restrictions detailed in the Covenants. Homeowners must abide by the Covenants, in addition to these guidelines. In all cases, homeowners are encouraged to be mindful of their neighbors. The Architecture Committee and/or Board reserve the right to request that homeowners take corrective action on any improvements or activities that constitute a safety, encroachment or nuisance issue for surrounding homeowners.

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III. Changes to Residential Structure

All repairs, changes or alterations made to a residential structure should be made in accordance with the Architect's Intent and should be consistent with and complimentary of surrounding structures and topography. The replacement or repair of original construction materials with like materials and the use of identical colors to original construction does not require prior permission. The repair, replacement, or addition of safety enhancements such as storm doors or floodlights does not require prior permission. All other changes to a residential structure that result in changes in construction materials or the use of colors other than those used in original construction require prior written approval of the AC.

IV. Fencing

A. Materials

All fencing materials require prior written approval of the AC. *Chain link fences are specifically prohibited.* Wood, composite materials, white and off-white vinyl are the only approved fencing materials. Wood must be pressure treated or decay resistant, and stains, weatherproofing or sealants must be applied within six to twelve months of installation date. Stain color must be a wood tone or approved in advance by the AC. The maintenance and reapplication of the original stain does not require approval. All fencing must be kept clean, in good repair and free of mildew or stains.

B. General Construction

All fencing requires prior written approval of the AC. Wooden fence spacing between 4x4" posts should be a maximum of eight feet apart with a 2x4" horizontal support placed inside on the property owner's side of the fence. All slats or pickets should be fastened from the outside without fastener heads protruding from fence materials. Fencing should be installed in the traditional manner in which the smooth side is placed to the outside and the support members are to the inside. Exceptions to this policy may occur when a common fence is shared between neighbors in a side yard. *In no case shall such a "reverse fence" be installed that faces curbside.* Decorative tops for posts are encouraged but not required. Vinyl fencing or composite will be installed per manufacturer's instructions. Neighbors should share a common fence between properties when possible and coordination with neighbors is encouraged before forwarding to the AC for review. Fence height may be a maximum of six feet and a minimum of four feet high, have a maximum of 1½" of spacing between vertical slats. Slats widths for fencing will not be less than 1x4" and not more than 1x6. Vinyl fencing must be of high quality and should have a minimum of a 25-year guarantee. All fencing must be professionally installed or be constructed in a workmanlike manner.

V. Decks & Patios

All decks and patios require prior written approval of the AC. Decks must be constructed using white or off-white vinyl, composite materials, or pressure treated/decay resistant wood. Stains, weatherproofing, sealants or exterior grade paint

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matching the dwelling must be applied within six to twelve months of installation date. Patios will be constructed of concrete, flagstones, bricks, brick pavers, crushed granite, pea gravel, etc. Decks and patios should be limited to 20% of the total heated area of the dwelling. All work must be professionally installed or be of a workmanlike construction and meet current construction guideline requirements.

VI. Storage and Garden Sheds

All sheds require prior written approval of the AC. *Metal storage sheds are specifically prohibited.* All storage and garden sheds are required to be anchored to the ground to prevent movement by strong winds. Sheds may be either piece built or prefabricated but must be constructed of white or off-white vinyl, composite materials, resin, brick, or pressure treated/decay resistant wood. Sheds should utilize the same exterior color materials, shingles and siding as the dwelling but variations in color and style may be approved. Storage and garden sheds must be one story only and should be limited to 10% of the total heated area of a dwelling. Sheds must be placed to the rear of the main dwelling and must not encroach on the lot of an adjacent owner. Sheds should be placed so as to be minimally visible from casual curbside view, and must be screened by landscaping materials. All construction must be workmanlike in nature and conform to current construction guideline requirements.

VII. Play Structures

All permanent play structures, including swing sets, require prior written approval from the AC. Any play structure must meet manufacturer's recommended care and safety requirements upon installation by the owner or contractor. Construction materials should be vinyl, composite materials, pressure-treated/decay-resistant wood if piece built or must be assembled from a kit. *It is the homeowner's, not the AC's, responsibility to ensure that no hazards are present that may harm anyone using the play structure.* Play structures should be obscured from casual curbside view.

VIII. Mail/Newspaper Receptacles & Posts

Receptacles and posts will be of "Architect's Intent". Plantation Pointe will use black metal receptacles and posts of the same style and design as those currently placed by the builders and architect, or as otherwise approved by the Board from time to time to ensure that all receptacles and posts are uniform in nature. If a receptacle/post becomes damaged and needs to be replaced, contact the AC for details on how/where to obtain a suitable replacement.

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IX. Landscaping

A. General Conditions

Landscaping in the front and side yards of residences visible from casual curbside should be consistent with and complimentary of surrounding structures and topography. The AC reserves the right to request that homeowners remove any landscaping that constitutes a safety hazard or represents encroachment onto the lot of an adjacent homeowner. It is expected that the majority of the front yard of each residence be landscaped with turfgrass. Any removal of distinctive flora or existing trees six inches or greater in diameter, measured two feet from ground level, must be approved in writing by the AC before being eliminated. All homeowner activities on their property that involve digging, trenching or soil disturbance without an environmentally acceptable means of preventing soil erosion or silt runoff into the nearest watershed is not permitted.

B. Turf Grasses

Any of the turfgrasses suited for cultivation in the Midlands of South Carolina is acceptable to be used. The planting or replacement of turf grass does not require permission. Homeowners are required to maintain their lawns by regularly cutting their grass during the growing season.

C. Mulching Materials

The replacement of mulching materials in existing planting beds does not require permission. Mulching materials must be earth-toned. Permissible mulching materials include pinestraw, various types of shredded organic mulch (ex. pine bark, cypress, cedar, eucalyptus, hardwood) and shredded inorganic mulch (ex. rubber), as well as stone, rock, pebbles or decorative gravel (ex. marble chips, egg rock, river rock, pea gravel). The use of mulching materials other than those specifically listed above require prior written permission of the AC.

D. Edging/Bordering Materials

Permissible border material for planting beds includes any commonly available commercial landscaping product. The use of other materials requires prior written permission of the AC.

E. Planting Beds

Planting beds in the front and side yards should remain limited to the foundation areas and small islands. Planting beds in the backyard do not require permission.

F. Vegetable Gardens

Vegetable gardens shall not be established in the front and side yards of residences. Vegetable gardens planted in the backyard do not require permission, but must be screened from casual curbside view.

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G. Walkways & Pathways

The creation of walkways and pathways in the front or side yards that is visible from casual curbside requires prior written approval from the AC. Walkways and pathways in the backyard do not require permission.

H. Retaining Walls

All retaining walls require prior written approval from the AC.

I. Landscape Lighting

The addition of landscape lighting does not require prior permission.

X. Swimming Pools, Hot Tubs, Spas or Jacuzzis

No swimming pool, hot tub, spa or jacuzzi shall be constructed, erected or maintained upon any lot without prior written consent of the AC. *No above ground swimming pools are permitted.* Swimming pools, hot tubs, spas or jacuzzis and any associated covers or enclosures will be constructed using workmanlike quality and materials determined by the manufacturer to be compatible with a humid or wet environment.

XI. Gazebos, Trellises & Arbors

Construction of gazebos, trellises and arbors visible from casual curbside require prior written approval of the AC. Construction of gazebos will be white or off-white vinyl, composite materials, or pressure treated/decay resistant wood and will be in kit form or piece built. Construction of trellises and arbors will be white or off-white vinyl, composite materials, iron, or pressure treated/decay resistant wood and will be in kit form or piece built.

XII. Sun Rooms & Screened or Covered Porches

Prior written permission from the AC is required before beginning construction. Construction must meet current building codes and specifications. It must conform to existing exterior appearance of dwelling and in accordance with construction guidelines.

XIII. Outdoor Fireplaces, Ovens & Kitchens

Prior written permission from the AC is required before beginning construction. Construction must meet current building codes and specifications. It must compliment or conform to existing exterior appearance of dwelling and in accordance with construction guidelines.

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XIV. Exterior Animal Shelters

Exterior animal shelters composed of any material must be approved in writing by the AC before installation. Any such pen or shelter must be screened from casual public view through the use of shrubbery, trees or fencing. Homeowners are encouraged to be mindful of their neighbors in terms of noise as well as applicable animal welfare regulations of state and local government, and the guidelines set forth in Section VII(i) of the Covenants.

XV. Miscellaneous Decorative Items

A. Flagpoles

Permanent flagpoles require prior written permission of the AC.

B. Statuary, Fountains and Ponds

Statuary and fountains in excess of three (3) feet in height that are visible from casual curbside require prior written approval of the AC. Ponds may not be placed in the front yard or side yard of a residence. The construction/installation of non-stagnant ponds in backyards of residences is permitted, but requires prior written approval of the AC before construction may commence.

XVI. TV/Radio Antennae & Satellite Dishes

TV/Radio antennas and satellite dishes are regulated by federal law. Homeowners are encouraged to place any antennae or satellite dish such that they will be screened and concealed from casual curbside view.

XVII. Irrigation/ Sprinkler Systems

The installation of underground sprinkler systems does not require permission.

XVIII. Gutters

Gutters do not require prior approval, provided they are made of vinyl or metal, and are either white or of the same color as the surface to which they are attached. Other colors or compositions require written approval of the AC.

XIX. Basketball Hoops/Posts & Other Sports Goals or Structures

No permanent basketball hoops, post, goals or structures of similar nature shall be erected in the front yard or side yard of any lot. No portable basketball hoops, hockey or soccer goals, or similar sport-related equipment should remain on any lot within ten feet (10') of the road or remain on the road overnight. All permanent basketball hoops, posts, goals or structures of similar nature must be erected in the backyard of a lot, and must be approved through the AC.

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XX. Use Restrictions

A. Signs

In accordance with Article VII paragraph (k) of the Covenants, advertising signs or billboards are prohibited from being erected on any lot. Signs for sale/resale of lots and/or houses are exempt from this restriction, as are small inconspicuous signs identifying the use of a home security system or service.

Only signs used to identify or market the subdivision as a whole or to advertise community events may be placed in common areas, including the entrance to the subdivision. The AC reserves the right to remove unauthorized signage from common areas.

B. Garbage Cans/Receptacles

In accordance with Article VII(l) of the Covenants, garbage cans /receptacles and equipment shall be placed or screened to conceal them from casual curbside or window view of neighboring lots and streets. Screening materials should conform to fencing or exterior of dwelling.

C. Clotheslines

In accordance with Article VII(l) of the Covenants, clotheslines are specifically prohibited.

D. Commercially Marked Vehicles, Recreational Vehicles, Golf Carts, Trailers, Boats, School Buses, and Tractor-Trailers

In accordance with Article VII(o) of the Covenants, homeowners are required to park all commercially marked vehicles, recreational vehicles, golf carts and trailers inside garages. Boats (other than pontoon boats) may be parked in garages or in the rear of lots provided sufficient efforts are undertaken to screen their visibility from casual curbside. *School buses and Tractor-Trailers are prohibited from being parked or stored within the community.* In addition, homeowners and their guests are encouraged to limit the parking of any vehicle on the street for a period not to exceed forty-eight (48) hours.

E. Parking of Vehicles

Article VII paragraph (o) of the Covenants, specifies the restrictions on the parking of vehicles on lots or streets in the subdivision. Homeowners are expected to abide by these restrictions. Specifically, no vehicle of any kind may be kept, stored or parked on any non-paved area of a lot or adjacent lot. Furthermore, homeowners are required to park passenger vehicles inside garages, or if the number of vehicles exceeds the capacity of the garage, passenger vehicles may be parked in the driveway. For safety reasons, no vehicles, including passenger vehicles, should be parked on the street overnight on an ongoing basis.

XXI. Appeals

Any member may appeal a disapproved request to the Board of Directors within ten working days. Appeals should be addressed to the Board of Directors.