

- **Page 3 - #7 – Add new bullet point**

- Old

B. The completion of improvements upon a lot shall include the landscaping of the yard, including the grassing or sodding of the yard and the planting of shrubs and/or decorative plants or bushes along the front elevation of the dwelling.

C. The front elevation of the dwelling's foundation must be a minimum of twelve (12") inches above the finished grade of the yard.

D. No garage shall open to the front of a house unless said garage is enclosed with a door or doors. Developer reserves the right to grant a waiver or variance to this provision, but only in cases where compliance creates an undue hardship as a

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- New

- New Add new bullet E) ARC must include expected date of completion and all work must be completed within 90 days. Any extensions must be requested via written approval to the HOA Board. ARC must include Certificate of Insurance (COI), County Permit if applicable, see bullet C above for details

- **Page 5 - #17 – Parking of Boats and Recreational Vehicles**

- Old

17. PARKING OF BOATS AND RECREATIONAL VEHICLES. No camping trailer, boat, boat trailer or other similar recreational vehicle or other device or equipment shall be permitted to stand on the front portion of any lot. No inoperable motor vehicle, wrecked vehicle or motor vehicle not currently licensed shall be parked in the street right-of-way or be kept on any lot in the subdivision unless stored in an enclosed garage. Also, no buses, trucks or trailers other than pick-up trucks not to exceed three-quarter (3/4) ton in size, shall be parked on a lot or in the street right-of-way, except for loading and unloading. Furthermore, no portion of a lot shall be used for the operation of any motorized vehicles such as motorcycles, mini-bikes, go-carts, four wheelers or similar vehicles.

○ New

- Change title to "Parking of Boats, Vehicles and Recreational Vehicles"
- Add the following sentence to the beginning of the paragraph, replace yellow section. "No vehicles, including camping trailer, boat, boat trailer or other similar recreational vehicle or other device or equipment can be parked on the grass or sidewalk."

● **Page 6 - #18 Portable or Metal Buildings Prohibited: Gazebos**

○ Old

18. PORTABLE OR METAL BUILDINGS PROHIBITED. Portable buildings, metal storage buildings or other similar off-site constructed storage buildings are prohibited to be placed or remain on any lot, provided, however, that a hobby-type building or other storage building approved in writing by the Developer or its nominee, is permissible.

○ New

- Add "gazebos and pergolas" to first sentence, " Portable buildings, metal storage buildings, gazebos, pergolas or other similar".
- Add sentence to read, "ARC request must include Certificate of Insurance (COI) to complete the work."

- **Page 6 - # 22 Animals : Rewording of the 2 animals**

- Old

22. ANIMALS. No domestic fowl, cows, hogs, mules, wild animals or any other farm-type animals shall be kept on any lot at any time, provided, however, household pets, such as cats and dogs, may be kept on a lot, provided such pets shall not exceed a total of two (2) in number and provided further that the owner thereof shall be responsible for the control and conduct of such household pets so that they are not an annoyance, hindrance or nuisance to others.

- New

- **Replace paragraph with the following.** *"No domestic fowl, cows, hogs, mules, wild animals or any other farm-type animals shall be raised, bred, kept or permitted on any lot at any time, with the exception of dogs, cats, or other usual and common household pets in reasonable number, as determined by the Board; and provided further that the owner thereof shall be responsible for the control and conduct of such household pets so that they are not an annoyance, hindrance or nuisance to others. No pets shall be kept, bred or maintained for any commercial purpose. Dogs which are household pets shall at all times whenever they are outside a Lot be confined on a leash."*

- **Page 7 - # 29 Signs: What about yard sale signs?**

- Old

29. SIGNS. No signboards or other signs of any kind shall be displayed on any lot except a single "For Sale" and a builder's sign, or a single "For Rent" sign. No sign shall be more than thirty inches (30") by thirty inches (30") in size, provided, however, the Developer shall have the right to use additional signs for development of the property. The area along each side of the entrance identified as sign easements on said plat shall be exempt for this provision, due to the fact that the subdivision identification sign and decorative columns are located thereon.

- New

- Add " a single Yard Sale" to first sentence after "a builder's sign,"
 - Add the following sentence after the first sentence. "Yard Sale sign can only be displayed for 48 hours prior to the day of the yard sale. Homeowner must notify HOA Board 1 week prior to date of yard sale."

- Add the following sentence after the new yard sale sentence. "A single Greenville County endorsed signs, such as "Slow Down for Safety" signs can be displayed in yard."
- Add the following sentence after the new Greenville County sentence. "Homeowner may not have more than two signs on Lot at a time."
- **New paragraph:** *"No signboards or other signs of any kind shall be displayed on any lot except a single "For Sale", a single "Yard Sale" a single "builder's sign or a single "For Rent" sign. Yard Sale sign can only be displayed for 48 hours prior to the day of the yard sale. Homeowners must notify HOA Board one (1) week prior to date of yard sale. A single Greenville County endorsed sign, such as "Slow Down for Safety" sign can be displayed in the yard. Homeowner may not have more than two signs on Lot at a time. No sign shall be more than thirty inches (30") by thirty inches (30") in size provided, however, the Developer shall have the right to use additional signs for development of the property. The area along each side of the entrance identified as sign easements on said plat shall be exempt for this provision, due to the fact that the subdivision identification sign and decorative columns are located thereon. "*

- **MISC – Planting of Trees**

- Old

B. The completion of improvements upon a lot shall include the landscaping of the yard, including the grassing or sodding of the yard and the planting of shrubs and/or decorative plants or bushes along the front elevation of the dwelling.

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27. COMPLETION OF IMPORVEMENTS. All houses and other structures related thereto must be completed within one (1) year after the commencement

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of construction, except where such completion is impossible due to strikes, fires, national emergency or other natural calamity.

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- New

- Trees would be a special condition.
 - Change first sentence of page 3, #7, Approval of building plans – special conditions, B to "The completion of improvements upon a lot shall include the landscaping of the yard, including the grassing or sodding of the yard and the planting of vegetation including trees, shrubs, and / or decorative plants or bushes along the front elevation of the dwelling."

- **ARC Penalty for disapproved ARCs**

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- New
 - Add "Permanent / Portable Structure \$50" to the Assessments for Non-Compliance for the following violations for improvements made without prior architectural approval.

- **ARC Update 4th and Final Assessment**

- New
 - Add "*add / or legal action*" to sentence to read, "Homeowner has 24 hours to rectify and pay fine before a lien is filed and / or legal action."

- **ARC Form**

- Add "Expected Date of Completion" at the end of the form.
- Add section with initial section and paragraph "Initial required if work will be performed by homeowner instead of licenced professional and all liability and risk for work included in approved ARC will be transferred from the Hampton Farms II HOA Board to the homeowner."