

DEE-2020-56307



DEE BK 130-E PG 966-978

Recorded 13 Pages on 12/07/2020 09:16:00 AM

Recording Fee: \$25.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds**FOUR SEASONS FARM HOMEOWNER'S
ASSOCIATION, INC.**STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURGRECORDING OF DOCUMENTS PURSUANT TO
THE SOUTH CAROLINA HOMEOWNERS
ASSOCIATION ACT (S.C. CODE ANN. §§ 27-30-
110 TO -170):

1. FOUR SEASONS FARMS RULES AND REGULATIONS
(EFFECTIVE 1/01/2021)

Cross Reference: *Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions, and Easements of Four Seasons Farms Subdivision, recorded in Deed Book 81-W, at Page 690.*

WHEREAS, the South Carolina Homeowners Association Act (S.C. Code Ann. §§ 27-30-110 to -170) requires Homeowners Associations to record Governing Documents, Rules, Regulations, and amendments thereto; and

WHEREAS, the Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions, and Easements of Four Seasons Farms Subdivision was recorded on December 15, 2004, in the Office of the Register of Deeds for Spartanburg County in Deed Book 81-W, at Page 690 (as amended and supplemented, the "**Declaration**"); and

WHEREAS, pursuant to the Declaration, Four Seasons Farm Homeowner's Association, Inc. is the Homeowners Association for Four Seasons Farm; and

WHEREAS, Four Seasons Farm Homeowner's Association, Inc. desires to comply with the recording requirements of the South Carolina Homeowners Association Act by recording its Governing Documents, Rules, and Regulations, as amended, that have not already been recorded; and

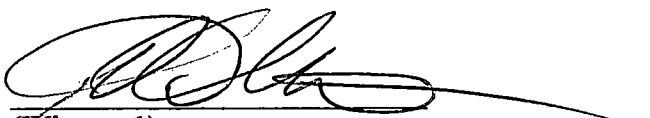
NOW THEREFORE, in accordance with the foregoing, Four Seasons Farm Homeowner's Association, Inc. does hereby record the following to comply with the recording requirements of the South Carolina Homeowners Association Act:

1. Four Seasons Farms Rules and Regulations – attached as **Exhibit A**.
(collectively the "**Documents**".)


IN WITNESS WHEREOF, Four Seasons Farm Homeowner's Association, Inc. has by its duly authorized officer set its hand and seal this 7th day of December, 2020.

SIGNED SEALED AND DELIVERED
in the presence of:

**FOUR SEASONS FARM HOMEOWNER'S
ASSOCIATION, INC.**


(Witness 1)

By: Albert D. Gauthier (L.S.)


(Witness 2)

Print Name: Albert D. Gauthier

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

ACKNOWLEDGEMENT

I, Yvette W. Mize, Notary Public for the State of South Carolina, do hereby certify that Four Seasons Farm Homeowner's Association, Inc., by Albert D. Gauthier, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7th day of December, 2020.

Yvette W. Mize
Notary Public for South Carolina
My Commission Expires: 9/20/2021



Four Seasons Farm Homeowners Association, Inc.

213 E. Butler Road, Mauldin, SC 29662 Phone 864-568-5800 – Fax 864-568-5802

DATE: December 7, 2020
TO: Four Seasons Farm Homeowners
RE: Rules and Regulations

Four Seasons Farm RULES AND REGULATIONS

**PLEASE READ ALL THESE DOCUMENTS-THEY ARE VERY IMPORTANT! They will be effective
December 7, 2020 and enforced January 1, 2021**

For brevity and simplicity, many of the covenants and restrictions presented are abbreviations and/or paraphrases of what appears in the Declaration.

These guidelines have been established in order to maintain and enhance the character and visual environment, as well as protect values within the Four Seasons Farm HOA community. Many of the guidelines have been extracted from the Covenants & Restrictions document for the Four Seasons Farm Subdivision and are not intended to change, alter, or circumvent the community covenants, restrictions and by-laws.

Failure of the homeowner to submit the required information or failure to comply with these guidelines could result in immediate action requiring corrective action at the homeowner's expense. Failure to comply can also result in suspension of voting privileges, and a monetary fine to the homeowner's account. There is no time limit on the Association as to initiating an enforcement action. Therefore, please contact the ACC if there is any doubt as to the need to obtain approval for any exterior improvement or alteration. If you are unsure about the need to submit a request, please submit it. It is better to err on the side of submitting the request rather than suffering any consequences of failure to do so for an improvement needing approval.

Covenant: No building, fence, wall or other structure of any kind, or alterations or additions or change of exterior appearance thereto shall be commenced, erected or maintained upon the Property or any Lot until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing by the Architectural Control Committee, as defined in covenant, Sec. 6.2, Architectural Review Committee (Art. VI).

Keep in mind that the Architectural Control Committee (ACC) does not review the structural adequacies, building code, or permit issues for any proposed modification. The property owner is responsible for ensuring that all modifications are structurally adequate, meet applicable building codes and are performed with the appropriate permits. Please contact the Spartanburg County Building Codes for the most up to date information on permits.

Four Seasons Farm Rules and Regulations

Effective: 12/1/2020

Enforced on: 1/1/2021

Note: These rules, regulations, guidelines and forms have been created to help maintain a great community for all to enjoy and live. They are as a supplement to the protective covenants.

Please make sure to read and understand SECTION G – ENFORCEMENT.

General Rules and Regulation

A. GENERAL CONSIDERATIONS

1. **Speed Limit:** The speed limit within Four Seasons Farms is 25 mph in all streets. Please obey all signs.
2. **Nuisance:** Any noise or other nuisance that may unreasonably interfere with the peace and quiet of other residents is not permitted. The time between 9:00 pm and 7:00 am shall be declared quiet time Spartanburg County ordinance Article II, Noise, Section 30-29, Unlawful Operations (Art. VII, Sec. 7.22).
3. **Absent Owners:** Owners absenting themselves remain responsible for adherence to all the Rules and Regulations, and for making arrangements to receive mail, including written notices from the Board of Directors or Property Manager, during their absences.
4. **Business:** Homes are to be occupied for residential purposes only (Art VII, Sec. 7.2).
5. **Lot Usage:** Lots are to be used exclusively for residential purposes. No business or business activity shall be carried on in any lot except with Board approval. Any business approved may not create a disturbance or increase traffic flow. Private home offices are permitted.
6. **Unsightly/Unkempt Lots:** The pursuit of anything deemed to cause disorderly, unsightly or unkempt conditions shall not be pursued or undertaken in any part of the community (Art. VII, Sec. 7.23).
7. **Signs:** No signs of any kind may be erected by an owner or occupant without the prior written consent of the Architectural Review Committee except a small "For Sale" or "For Rent" sign. This includes, estate, contractor, and but not limited to: real political signs. In addition small "security system" signs may be placed discretely. No "for sale" signs by any resident/realtor can be displayed at the entrance to Four Seasons Farm except in the case of advertising an "open house". The signs must be removed immediately after the open house ends or will be removed and disposed of by any Director. Signs that show "For Rent", advertise a business or any type political signs are prohibited and the resident subject to fines (Art. VII, Sec. 7.15).
8. **Firearms & Fireworks:** Display or discharge of firearms or fireworks is prohibited. The term 'firearms' includes rifles, pistols, 'BB' guns, pellet guns, and small firearms of all types (Art. VII, Sec. 7.25).

B. Architectural Control - Architectural Review Committee

1. **Structures:** All structures, including buildings, storage sheds, fences, walls and driveways must have plans submitted to the Property Manager and be approved in writing by the Architectural Review Committee before construction may begin (Art. VII, Sec. 7.6, 7.8, 7.9). Chain Link fences are prohibited.
2. **Detached Structures:** No detached structure may be erected without approval from the Architectural Review Committee. All such structures must be placed in a location inconspicuous from public view. All materials used in the construction of such buildings must match the main dwelling located on the lot (Art. VII, Sec. 7.7).

3. **Exterior Changes:** All exterior structural improvements, alterations, or changes, including paint color, made to your home or lot require written approval from the Architectural Review Committee. An Architectural Request Form must be filled out and submitted in writing along with detailed drawings and specifications for approval to the Property Manager. The ARC may request additional details from the owner, and may take up to forty-five (45) days to respond to a request. Homeowners should be mindful of this time frame when submitting drawings and specifications. Please refer to the Covenants for specifics regarding the required plans/specifications which need to be submitted (Art. VII, Sec. 7.34).

4. **Sheds/Outbuildings Rules** (Art. VII, Sec. 7.9):

A. **Sheds/Outbuildings:** All detached structures and accessory sheds require ACC approval and must be located to the rear of the main building. Temporary or metal sheds/outbuildings are prohibited.

B. **Specifications for Basic Shed/Outbuilding** The dimensions of the structure shall not exceed 12 feet by 12 feet. Side walls shall not exceed 8 feet in height at the exterior from grade level to the bottom of the eaves. Roofs shall be gable-ended or hipped. The roof pitch shall approximate that of the main house. Roof, doors and siding shall approximate the color of the main dwelling.

5. **Awnings:** Awnings and similar structures are considered permanent additions to the house. Categories of such awnings are those designed to be installed over windows, doorways, decks, patios, etc. Metal canopy awnings are prohibited. All awnings require ACC approval.

6. **Decks:** All deck replacements, additions, or new installations are considered an elevation change and must be approved by the ACC.

7. **Driveway Coatings:** The painting of driveways is prohibited. However, clear sealers may be applied without obtaining ACC approval.

8. **Driveway Additions:** Driveways may be widened up to eight (8) feet and extended no further than the front of the garage. The expansion must be made of concrete that matches the concrete of the existing driveway. All driveway expansions require ACC approval.

9. **Sun Rooms and Screened Porches/Deck:** All structures require the approval of ACC.

10. **Swimming Pools/Hot Tubs:** Only in ground swimming pools located behind the house will be considered for approval by the ACC. The request must indicate that all code required for fencing and safety equipment will be installed. This provision does not apply to temporary children's pools that are ten (10) feet or less in diameter. Above ground pools, whether installed free standing on the ground or installed within a deck, are prohibited. Hot tubs are permitted with ACC approval. Hot tubs must be placed at the rear of the dwelling and should be enclosed with a privacy fence as to screen the hot tub from the street/neighbors (Art. VII, Sec. 7.32).

11. **Temporary Structures and Dwellings:** No structure of a temporary nature shall be erected or allowed to remain on any lot. Also, no trailer, camper, shack, tent, garage, barn or similar structure shall be used as a residence, either temporarily or permanently.

12. **Lamp Posts & Gazebos:** Front yard lamp posts are permitted subject to ACC approval. Lamp posts must be situated no less than two-thirds (2/3) up the driveway from the street. All gazebo and such structures require the approval of the ACC. They will be located behind the house, shall not exceed 12 feet in diameter and shall be constructed of wood. Metal structures are prohibited.

13. **Satellite or TV Dish or Radio Antenna:** Satellite dishes not exceeding 18" in diameter are permitted. Screening and location must be approved by the Architectural Review Committee. No radio or television antennae are permitted on any lot (Art. VII, Sec. 7.24).

14. **Use of Property:** Lots shall be used for single-family residential use only and not for business activities unless approved by the ACC.

15. **Utility Lines:** No overhead utility lines, including lines for cable television, shall be permitted within the community, except for temporary lines as required during construction (Art. VII, Sec. 7.27)
16. **Name Signs and Property Identification Markers:** These require the approval of the ACC. The painting of address numbers on the curb is prohibited.
17. **Mailboxes:** All mailboxes must be consistent with the approved standard mailbox for the community (see the Architectural Packet).
18. **Clothes Lines:** Any clothes lines must be concealed from streets/adjoining property and general view (Art. VII, Sec. 7.19).
19. **Garbage Containers, Etc.:** Any garbage container, lawn mowers, other equipment, and clotheslines must be concealed from streets/adjoining property and general view. All trash cans must be returned to their storage place the same day as trash pickup (Art. VII, Sec. 7.19, 7.20).
20. **Trash Dump:** No lot or common area shall be used or maintained as a dumping ground for rubbish.
21. **Basketball Goals:** Permanently installed basketball goals are permitted with ACC approval. They must be situated no less than two-thirds (2/3) up the driveway from the street. Portable basketball goals shall be assembled in accordance with manufacturer's instructions (i.e. having the base filled with sand/water, not weighted down with blocks, etc.) shall be in a good state of repair and shall not be located at or in the street, so as to cause a nuisance or safety hazard to other homeowners.
22. **Play Structures:** They must be located in the back yard. Play structures more than 6 feet in height, 6 feet in length or 6 feet in width must be submitted to the ACC for approval. Materials, color and placement on the property will be considered in the review process (Art. VII, Sec. 7.33).
23. **Trampolines:** Trampolines are allowed without prior approval from the ACC. The trampoline must be located at the rear of the house at all times, and must be assembled and secured according to the manufacturer's recommendation. All equipment associated with the trampoline must be properly maintained and kept in good visual condition by the property owner (Art. VII, Sec. 7.33).
24. **Artificial Vegetation/Exterior Sculpture, etc.:** No artificial vegetation shall be permitted on the exterior of any property. Any other exterior sculpture, fountains, flags, etc. must have Architectural Review Committee approval (Art. VII, Sec. 7.30).
25. **Exterior Maintenance:** Any owner who fails to properly maintain the exterior of their residence, including the yard, fence, etc. may be subject to a special assessment equivalent to that required to properly maintain the exterior of such.
26. **Solar Panels:** Solar energy collector panels or attendant hardware or other energy conservation equipment shall be contracted or installed that is an integral and harmonious part of the architectural design of the structure, as determined in the sole discretion of the Architectural Review Committee. Panels shall not be facing on the front of the house. (Art. VII, Sec. 7.31)

C. Parking Policy (Art. VII, Sec. 7.16)

1. **Parking Rights:** Homeowner and guest vehicles may only be parked in areas designated as driveway, and garage. No vehicles may be parked on unsold lots or common area. Cars are not to be parked on the street (controlled by the HOA as defined by the County) or on the lawns to avoid safety concerns. Should the homeowner park in an illegal manner, they are subject to the HOA fine structure. It is a violation of county parking guidelines to block sidewalks and driveways when parking. If vehicles are expected to overflow homeowner driveway and garage, the Property Manager is to be contacted to authorize a plan for parking to avoid safety issues. If vehicles are expected to overflow, no vehicles are to park on both sides of the any street or at any intersection to avoid safety issues.

No vehicle, boat, motor home, mobile home, buss, commercial vehicles (over 1 ton capacity), trailer or recreational vehicle may be left upon any portion of the community for a period of longer than 5 days unless stored in a garage.

2. **Unlicensed Vehicles:** Any unlicensed vehicle must be parked in a garage.
3. **Pathways/unpaved Common Area** No motorized vehicle or ATV shall be permitted on pathways, streets or unpaved common area.
4. **Commercial Vehicles:** Commercial or service vehicles may park at Four Seasons Farm only when being used to perform a service during the course of the work. Attempt made to park in homeowner's driveway. If vehicles are expected to overflow, no vehicles should park on both sides of the any street or at any intersection to avoid safety issues.
5. **Vehicle Repairs:** All vehicles on the property must be fully licensed and in operating condition. Vehicle repairs due to an emergency or short term periods are allowed. Long term repairs of non-operating vehicles are prohibited in driveways

D. Landscaping

1. **Intersections Obstruction:** All property located at a street intersection shall be landscaped so as to permit safe sight across the street corners. It is the responsibility of the lot owner to insure that the view of traffic at intersections is unimpeded.
2. **Trees:** Removal of live trees in excess of 4" in diameter at 2-foot heights requires Architectural Review Committee approval (Art. VII, Sec. 7.13).
3. **Retaining Wall:** Retaining walls are permitted with the approval of the ACC. The height may not rise above the finished grade elevation of the embanked earth. The exposed part of retaining walls shall be made of clay bricks, concrete bricks, concrete retaining wall stones, natural stone, or pressure treated lumber.
4. **Drainage:** Catch basins and drainage areas are for the purpose of natural water flow of water only. No obstructions or debris shall be placed in these areas. No owner or occupant may alter, obstruct, or re-channel the drainage flows after location and installation of drainage swales, storm drains ((Art. VII, Sec. 7.25).

E. Pets/Animals (Art. VII, Sec. 7.21)

1. **Animals, Etc.:** No animals, livestock or poultry may be kept on any lot. However, dogs, cats, or other small household pet may be kept, but not for breeding or commercial purposes and must not constitute a nuisance or cause unsanitary conditions. Animal pens more than 6 feet in height, 6 feet in length or 6 feet in width must be submitted to the ACC for approval. Dog houses available from local pet retailers which do not exceed these dimensions are permitted.
2. **Local Ordinances:** All local ordinances pertaining to pets must be observed. County Animal Control will be notified of violations.
3. **Owner Responsibility:** The owner is responsible for the actions of pets belonging to anyone residing in or visiting their residence. All pet excrement must be picked up immediately regardless of where it is deposited. The costs of repairing any damage to the Common Areas caused by any pet shall be assessed to the owner or resident responsible.
4. **Containment of Pets:** All pets must be kept in a fenced (also electric fence) yard or on a leash.
5. **Health:** All pets must be registered and vaccinated.
6. **Endangerment:** If the Board determines that any pet endangers health or constitutes a nuisance, they may ask the owner to remove such.

F. Transfer of Property and Rental Policy (Art. VII, Sec. 7.17)

1. The Property Manager must be notified *10 days prior to the transfer* of any property within the subdivision. All dues paid or due must be verified prior to closing.
2. If any residence is leased, the Owner must notify the Property Manager within ten (10) days after the lease is signed.
3. Terms of lease must be for at least 6 months and lease not less than the entire home, nor shall any home be leased for transient or hotel purposes.
4. Any lease must be in writing and provide that the terms of the lease and the occupancy of the residence shall be subject in all respects to the provisions of the Covenants, Conditions and Restrictions, the By-Laws and Rules of the Association. Homeowners must inform renters of the applicable policies and covenants as stipulated in the Covenants, Conditions and Restrictions and By-Laws of the Association and provide the renter with a copy of these "Rules and Regulations".

The homeowner remains responsible for the payment of all Association fees and assessments. Any lessee who fails to comply with the terms of such documents shall be in default under the lease.

5. Any homeowner who is planning to rent his/her home shall, within seven (7) days of execution of a lease or rental term deliver to the Property Manager when the space will be rented and who the renter will be as well as a copy of the lease.

G. Enforcement

1. All complaints shall be directed to the Four Seasons Farm Property Manager as assigned by the Directors.
2. Four Seasons Farm Rules, Regulations, Covenants and all compliance shall be enforced and communicated to residents by the Property Manager in conjunction with the HOA Directors. These notifications, penalties and fines are general guidelines and be modified by the HOA Directors depending upon the violations and any circumstances.
3. When a violation or issue is brought to the attention of Property Manager, the Board will be notified for review and any action necessary.
4. Violations will be handled in the following manner.
 - A. **First violation notification:** Courtesy letter notice mailed to resident to cease within ten (10) days from the date of the letter for the violation providing details of violation and to comply and advise the Property Manager of compliance.
 - B. **Second violation notification:** Should the homeowner not comply a second letter will be sent and the homeowner will be immediately **fined \$25**. Homeowner has 10 days to comply and advise the property manager of compliance.
 - C. The next fine notice will be for an immediate **\$50 fine** and after that that the fine increases to an immediate \$100 per violation and shall continue **fining \$100** every 10 days until the violation is resolved. Homeowner has 10 days to comply and advise the Property Manager of compliance.
 - D. Once a violation letter is sent, it becomes the responsibility of the homeowner to contact the Property Manager in writing to show that the violation has been corrected so the violation can be closed. All fines will continue to accrue on the homeowner's account until the homeowner does so.
 - E. If a violation is closed but is then reopened within 45 days of the date the original violation was closed, escalation of the violation will resume as if never stopped.
 - F. **Right to a hearing:** Within ten (10) days of the date of the notice, a homeowner may request in writing (letter, email or fax) a hearing with the Board to dispute the violation or to reach an agreement for remedy of the violation. If a hearing is requested, one will be scheduled no later than thirty (30) days after the request. If the owner does not attend the hearing the assessed fine will stand.

G. Legal Action: If fines are not paid within 90 days after the date of notice, the fine may become a charge that could be attached to the homeowner's residence by way of lien and additional legal action may be taken.

H. Compliance: When the violation has been corrected, the homeowner may petition the Board for removal of the fine with a commitment of continued compliance. The Board has the authority to suspend all or a portion of a fine once the violation has been corrected.

I. Other action: In addition to fines, the Board also has the authority to suspend the homeowner's right to vote and/or for non-payment of annual assessments. Suspension of voting rights may be enforced until such time that the violation is remedied.

J. Amendment of fine structure: The Board shall set the initial and subsequent fine structure as necessary.

To: Four Seasons Farm Homeowners

Re: This & That

Architectural Control

No exterior improvements or changes will be made without the approval of the Architectural Control Committee (ACC). This includes, but is not limited to, buildings, additions, fences, walls, other structures, landscaping projects, paint color, etc. Effort is being made to establish architectural standards for the community. Making sure that all changes to the outside of your home have approval of the Architectural Review Committee will establish some consistency throughout the neighborhood. This in turn helps keep property values at optimum. All requests must be submitted on the attached form and sent to this office. We will forward them to the Architectural Review Committee.

Enforcement

Failure to comply with ACC rules can result in the Association requiring corrective action at the homeowner's expense. Failure to comply can also result in suspension of voting rights, and a monetary fine. There is no time limit on the Association as to initiating an enforcement action. Therefore, please contact the ACC if there is any doubt as to the need to obtain approval for any exterior improvement or alteration.

Fences

There have been two fence styles chosen for the community. All fences must be constructed of pressure treated wood and be either 6 foot Straight Shadowbox or 6 foot Solid Dog Ear style. We have enclosed illustrations of both for your files. Although the ARC has chosen these styles, it does not negate the need for you to seek and wait for approval. However, it will save everyone time and effort knowing what kind of fences will be considered. Chain link fences are prohibited.

Fence structures are to be constructed as attached to the rear of the home and extending to the back yard. Fencing is not permitted on the sides and or the front of the home lot.

Any fences currently constructed, which have been previously approved, will be grandfathered. However, no new fences will be considered unless they are one of the two above styles.

In addition, should you choose to weather seal your fence, the only weather sealant permitted is: Olympic Maximum Waterproofing Sealant 3 year- Oil Base

Color - Clear

You can purchase this product at Home Depot or Lowes.

Mailbox Care

During a recent visit to the community, it was noted that most mailbox posts are in need of a fresh coat of paint. Below is the formula for the paint which can be purchased at Sherwin Williams.

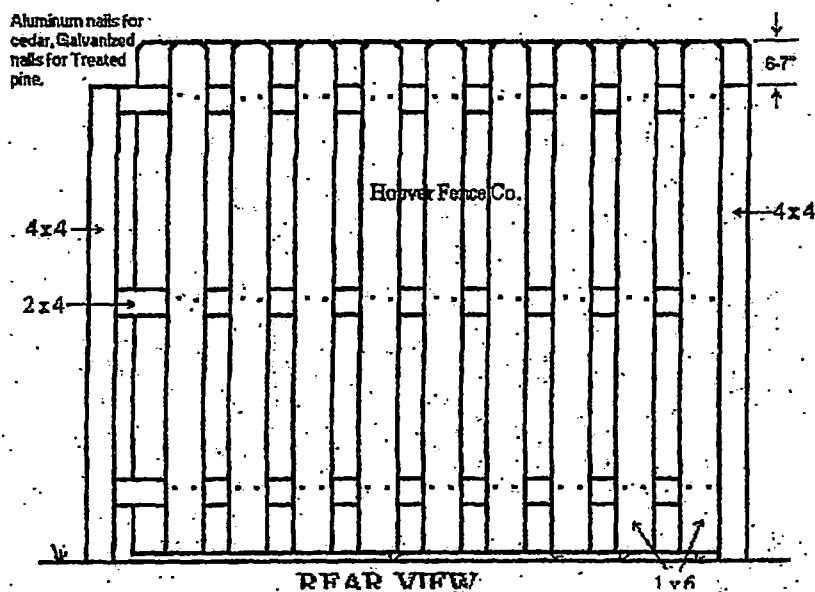
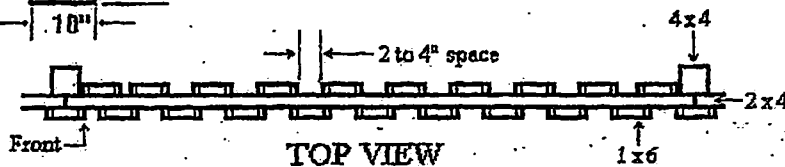
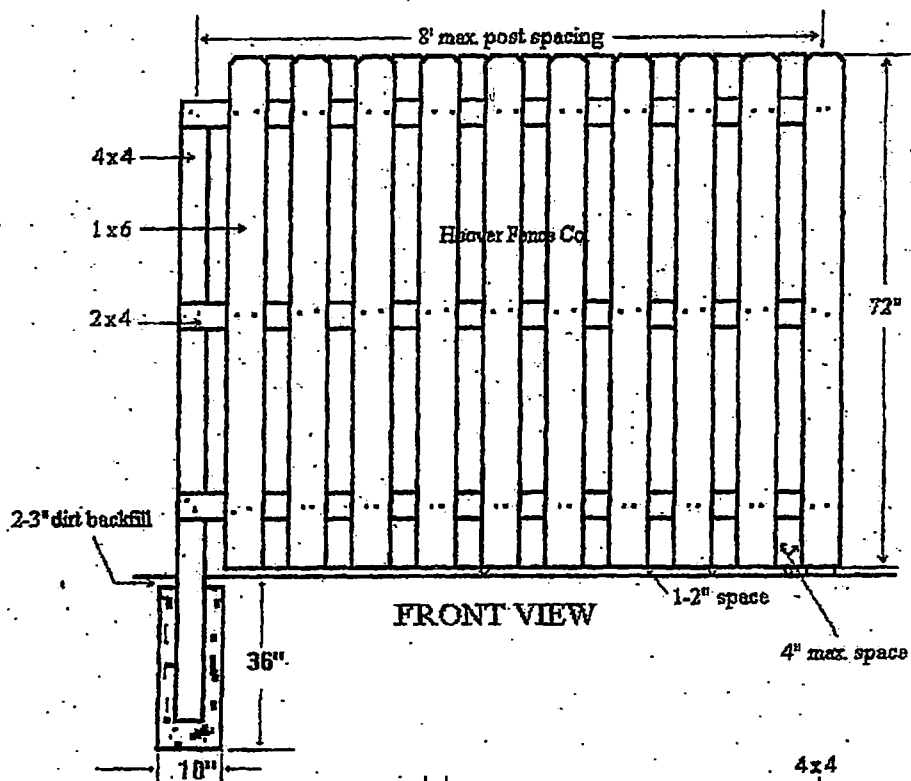
Super Paint/Latex/Satin/Standalone

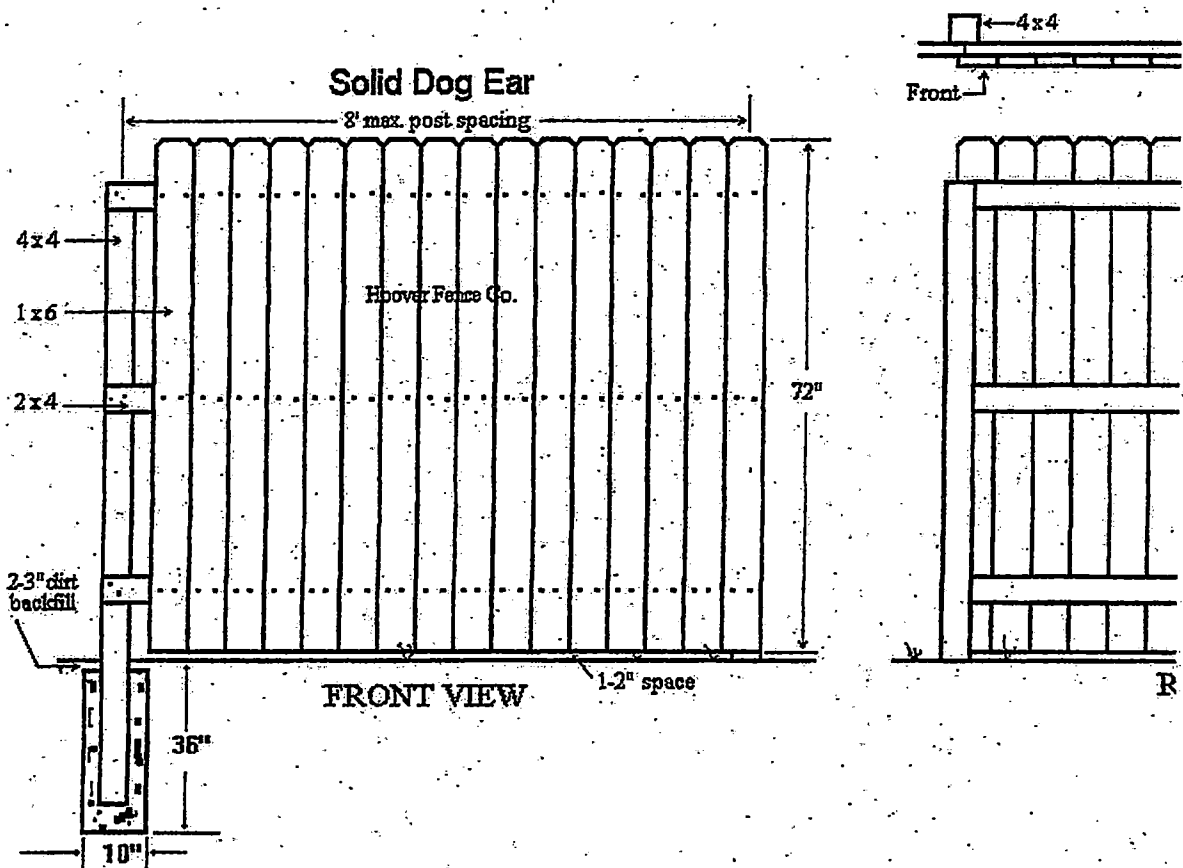
BAC Colorant	oz	32	64	128
B1-Black	2	7	-	-
R2-Maroon	-	7	1	-
Y3-Deep Gold	-	53	-	-
W1-White	-	12	-	-

Fall will be a great time to fix-up and paint these posts. We anticipate that everyone will have their post painted by October 3Qh.

Straight Shadowbox

Choice of Red Cedar or Treated Pine





**Four Seasons Farm Homeowners Association, Inc.**

c/o Community Management Partners LLC

213 E. Butler Road, Suite E2

Mauldin, South Carolina 29662

Tel: 864-568-5800

Fax: 864-568-5802 x 2

Email: FourSeasonsFarm@hoapartner.com

Web: www.hoapartner.com/fourseasons

ARCHITECTURAL REQUEST FORM

(Homeowner must be in good standing to receive ARC approval)

Owner Name: _____ Lot No: _____

Address: _____

Phone #: _____ Email: _____

Date Submitted: _____ Est. Date of Project Completion: _____

CATEGORY OF IMPROVEMENT/ALTERATION

Check one or more categories:

_____ Landscaping	_____ Play Equipment	_____ Windows/Doors	_____ URGENT
_____ Structure	_____ Sun/Screened Room	_____ Roof/Shingles	(leaking roof, damaged tree etc.)
_____ Fence	_____ Tree Removal	_____ Solar Panels	_____ RESUBMITTED
	(replacement tree planting recommended)		(with requested changes)

_____ Other (Please Specify) _____

Information ARC requires to proceed with your request:

PLEASE NOTE: Failure to provide all required information will result in the return of your request. Please refer to the ARC Covenants regarding your request.

_____ Site Plan Enter your details in the site parcel /lot

_____ Indicate location of improvement/alteration on site plan – (Must be included for review)

_____ Grading/landscaping plan (if applicable)

_____ Include photo, brochure or sketch of improvement (must show full dimensions)

_____ Material listing (including colors etc.)

_____ Contractor/Installer quote and any design/installation notes

PLEASE NOTE: Vinyl and Chain Link Fences are NOT permitted.

FENCE INSTALLATION: Check all that apply**Materials: Wood**

Fence Height: _____ 4' _____ 6' Fence Style: _____ Solid Dog Ear _____ Straight Shadowbox

DETACHED BUILDING INSTALLATION (outbuildings must be no greater than 192 sq ft):

_____ May not exceed 1 ½ story in height

_____ Shall be constructed of materials matching or complementing main dwelling on lot

_____ Shall be located in back yard

FOR OFFICAL USE ONLY

APPROVED: _____ ARC Member / _____ Date / Date Sent to ARC: _____

DENIED: _____ ARC Member / _____ Date / Date Sent to H/O: _____

Reason for denial/approval condition: _____

ARC response to inquiry is required within 30 days. Applications may be mailed, faxed or emailed.

All complete requests are sent to ARC on day of receipt – Notice of approval is prepared upon receipt of ARC decision.

You are advised not to sign a contract or pay a deposit until your application has been approved. Photo must be submitted after project completion.

Form: AC-ARC rev. A 120620