



**Tuscan Sands at
Barefoot Resort
and Golf
Homeowners
Association, Inc.**

**2026 ARC
Guidelines**

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SECTION I—Application and Agreements

Architectural Review Application

Tuscan Sands at Barefoot Resort and Golf Homeowners' Association, Inc.

Please Deliver To:

Ponderosa Management LLC
4876 Barefoot Resort Bridge Road, Ste. C
North Myrtle Beach, SC 29582

Please Mail To:

P.O. Box 1706
North Myrtle Beach, SC 29598

Please Fax To:

843-399-1761
breaves@pm-llc.com

NAME: (Please Type or Print): _____

ADDRESS OF PROPOSED CHANGE: _____

MAILING ADDRESS IF DIFFERENT: _____

LOT NUMBER: _____

CONTACT PHONE : _____ E-MAIL ADDRESS: _____

GENERAL DESCRIPTION OF PROPOSED CHANGE:

Provide a description of the proposed change, including the purpose or reason for the change, the type and color of materials to be used, location of the property, and any other pertinent information required to evaluate the proposed change.

Description of improvement: _____

Description of materials to be used: _____

Description of colors to be used: _____

REQUIRED EXHIBITS AND SUPPORTING DOCUMENTATION

- Paint or Stain Colors:** A sample of the color(s) to be used must be provided, both for repainting or re-staining existing improvements and for structural additions, together with a list of existing paint colors on the house or appurtenant structures which will remain unchanged.
- Finish Materials:** A description and/or sample of all finished materials to be used for the exterior surface of proposed improvements must be provided.
- Plot Plan or Illustration Drawings:** A site plan, drawn to scale, showing the location and dimensions of the proposed improvement, including orientation with respect to the property lines, unit, and adjacent dwelling homes must be provided for decks, patios, walls, fences, swimming pools, major landscape changes which require approval, and structural additions to the home.
- Architectural Drawings and Landscape Plans:** Detailed architectural drawings or plans are to be provided for decks, house additions, swimming pools, and major landscape improvements which would change the topography of the lot or landscape plan originally provided by the builder.
- Photographs:** Photographs of the affected area are required with all single-family home applications.
- Other Exhibits:** Other exhibits may be required to permit adequate evaluation of the proposed change. Owners are advised to seek guidance from the ARC and/or Managing Agent prior to the submission of an application.

START DATE OF MODIFICATION: _____

OWNER AGREEMENTS

- Owner agrees to give the Architectural Review Committee (ARC) and/or Managing Agent, express permission to enter on the Owner's property at a reasonable time to inspect the proposed project, the project in progress, and the completed project. An appointment will be scheduled with the owner and a member of the ARC.
- Owner understands that any approval is contingent upon the completion of alterations in an efficient manner and in accordance with the approved plan and specifications for said alterations.
- Owners acknowledge that they are familiar with the architectural review requirements and procedures for the Tuscan Sands at Barefoot Resort and Golf Homeowners' Association, Inc.
- **Owner understands that the authority to perform an alteration granted by this application will automatically expire if the work is not commenced within 180 days following approval and completed within 120 days of the start date.**
- Owner agrees to store construction materials only on his own property, rather than on common areas, easements or parking areas, to bear the cost of repairing any damage caused to such areas, and to remove all unused materials from public view within 7 days following the completion of work.

NOTES

- Nothing contained herein shall be construed to represent alterations to lots or buildings to be in accordance with the provisions of the Building and Zoning Codes of The City of North Myrtle Beach. Further, nothing contained herein shall be construed as a waiver or modification of any said restrictions.
- Where required, appropriate building permits shall be obtained from The City of North Myrtle Beach and The Army Corp of Engineers for any work abutting the wetlands prior to the start of any construction and/or modification. Nothing contained herein shall be construed as a waiver of said requirement.
- Owner understands and agrees that no work on this request will commence until written approval has been obtained from the ARC.

Owner further understands and agrees that any exterior alterations undertaken before written approval is obtained is not permitted and that the Owner may be required to restore the property to its former condition at Owner's own expense if such alterations are made and subsequently disapproved in whole or part. Further, owner understands that any legal expense associated therewith may be the responsibility of Owner.

Owner Signature: _____ Date of Signature: _____

For Association Use Only, this Application is:

_____ Approved _____ Not Approved _____ Conditionally Approved

Approval Date: _____

Reason for Conditional or Not Approved:

Architectural Review COMPLIANCE Form
Tuscan Sands at Barefoot Resort and Golf Homeowners' Association, Inc.

SEND TO THE MANAGEMENT OFFICE AFTER MODIFICATION IS COMPLETE

Please Deliver To:

Ponderosa Management LLC
4876 Barefoot Resort Bridge Road, Ste. C
North Myrtle Beach, SC 29582

Please Mail To:

P.O. Box 1706
North Myrtle Beach, SC 29598

Please Fax To:

843-399-1761
breaves@pm-llc.com

NAME: (Please Type or Print):

ADDRESS OF APPROVED CHANGE:

LOT NUMBER: _____

TELEPHONE NUMBER: _____

E-MAIL ADDRESS: _____

Type of Modification Completed:

I hereby certify that the exterior modification as approved by the Tuscan Sands at Barefoot Resort and Golf Homeowners' Association, Inc. ARC has been completed in accordance with the approved ARC application.

I, the property Owner, hereby grant the ARC and/or Managing Agent, express permission to enter on the property at a reasonable time to inspect the project.

Signature: _____

Date: _____

Send Compliance Form to ARC for Final Inspection: _____

ARC Final Inspection Date and Notes: _____

Owner Notified of ARC Final Inspection Notes: _____

SECTION II—History, Introduction, and Process

A. History

The Tuscan Sands ARC is a dependent entity of the Homeowners' Association Board of Directors designated and authorized by the recorded Deed, Code, Covenants, and Restrictions (CC&R's) in the area known as Tuscan Sands to administer the Architectural Guidelines to preserve, for the mutual benefit of all property owners, the concept of a homogeneous, planned community.

The CC&R's run with the title or deed to your property in the Tracts. In some cases, they may be more stringent than the codes demanded for this area by The City of North Myrtle Beach or the municipal governments of The City of North Myrtle Beach.

These Guidelines are not intended to be punitive but are and always were intended for the protection of the rights of each homeowner in the community. Approval from the ARC protects your rights; as well as those of your neighbors and helps avoid legal complications that may arise from neighbors' disputes over the proposed construction. Avoiding or ignoring the Guidelines or flat-out noncompliance with its conditions will only serve to slow down your project and cause additional work for you, and the ARC.

Regarding plans for your project, early, free hand, or conceptual studies are encouraged to be submitted prior to final submission and approval. An informal meeting arranged with you, your architect, and/or landscape architect could avoid the time and expense of re-drawing plans. The City of North Myrtle Beach Department of Building & Safety in no way places the ARC under any constraints or pressure to approve conditions that countermand any conditions stated in these Guidelines or in your CC&R's.

Many additions to your property may require approval of The City of North Myrtle Beach and certain permits may be required. It is strongly suggested that these organizations be contacted to determine whether such permits or approvals are required. Another suggested contact is Horry Electric regarding plantings placed around the green power boxes in front and side yards. They have indicated through mailings that they require 10 feet at the front of the box and 4 feet on the other 3 sides of the box. It is also suggested that you contact PUPS at 811 to identify any utility lines that may be buried.

B. Introduction

Throughout the community, single family owners are permitted to reconfigure their landscaping and homes within their property lines to enhance the pleasures and benefits of living in our community and to maximize the usefulness of their properties. Prior to renovations or construction, owners are required to obtain all necessary approvals and permits. This includes approvals from The City of North Myrtle Beach Building Department, The Army Corp of Engineers, and the ARC. **All exterior modifications require approval.** If your project is not specifically listed herein, consider the review criteria set forth in Section III – The Architectural Standards and then call the Managing Agent to discuss the project. Because Tuscan Sands is a planned community, certain design and construction limitations have been implemented.

The intent of the Guidelines:

- To permit each homeowner to enjoy their home without unreasonable interference by and with their neighbor.
- To minimize and stabilize the costs to maintain our properties.
- To preserve and/or enhance the community and its real estate values.
- To promote thoughtful design so that there is harmony between buildings, their sites, and neighboring homes, avoiding harsh contrasts in the visual perception of the community.

Deposits:

Note: When work may cross the Association common area, a refundable deposit of \$2,000.00 may be required prior to the beginning of work on any improvement. Failure notifying the Managing Agent in advance and obtaining written approval to proceed with your construction may result in fines being imposed on your

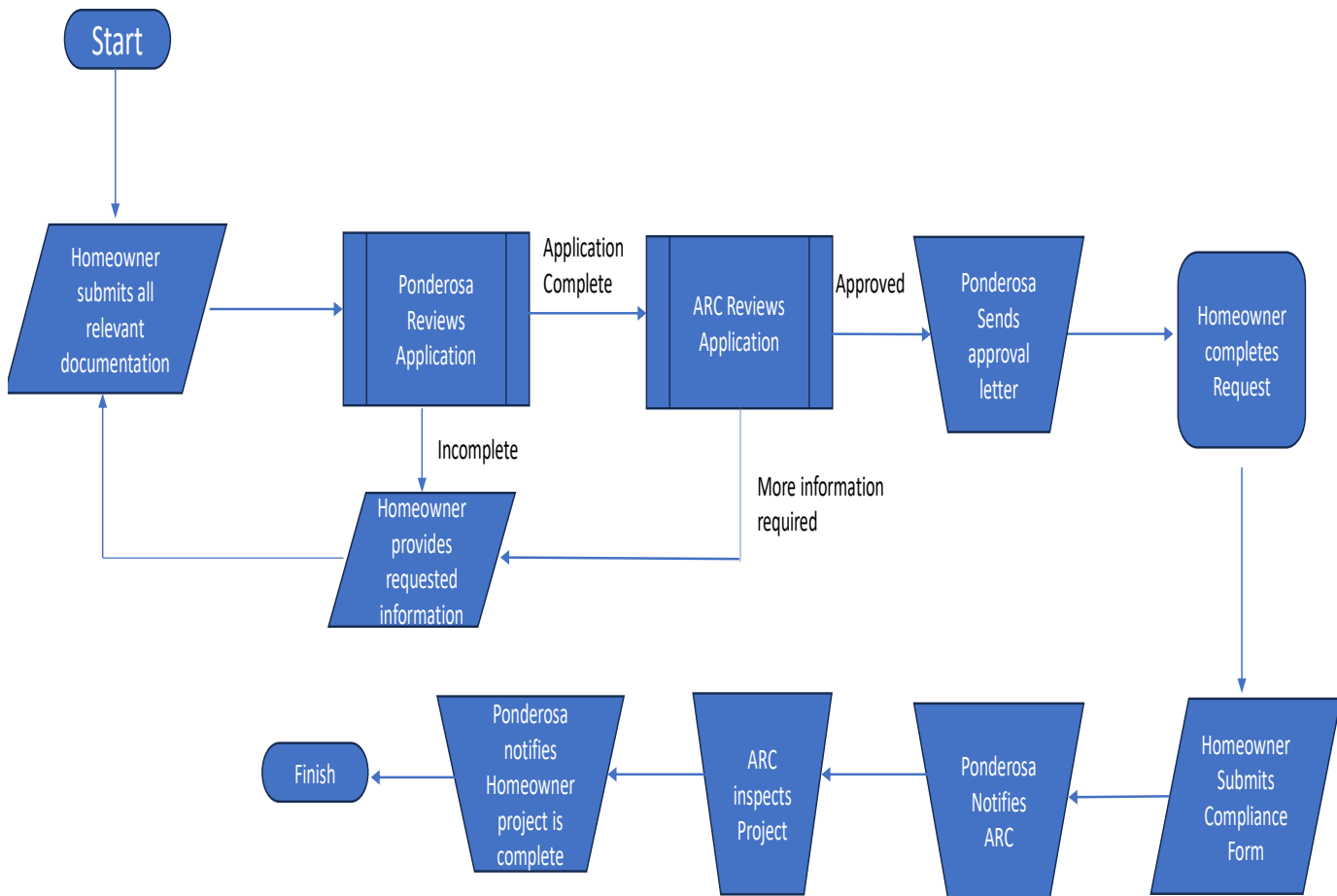
account. To provide directions to the owners within the community, the ARC provides herein guiding principles in evaluating applications that are considered when reviewing applications for property improvements.

Repairs:

Owners are responsible for repairs to existing structures, additions, etc. No application to affect repairs and restoration to original condition (color and materials) is required.

C. ARC Process

ARC Process



1. Information Needed with Submittal: See Section I – Architectural Review Application

Homeowner Responsibilities	Ponderosa Responsibilities	ARC Committee Responsibilities
Submit all relevant documents to Ponderosa for project approval	Review application for completeness. If complete, then distribute to ARC. If not ask homeowner for more information	Review application for compliance with TSHOA ARC guidelines. If correct, then approve and notify Ponderosa to prepare approval memo. If not, then ask more questions of homeowner.
Cooperate with Ponderosa and ARC committee requests regarding additional information or questions in a timely manner.	Respond to homeowner and ARC committee on requests for additional information or questions in a timely manner	Process ARC request in a timely manner to ensure that the homeowner receives approval or more questions consistently across all requests
Once approved complete the project in a timely manner, while adhering to the conditions as outlined in the approval memo.	Distribute the approval memo as soon as authorized by the ARC committee along with any required conditions for approval	Approve the projects in the most expeditious way possible, while ensuring adherence to the ARC guidelines
At project conclusion prepare the Architectural Review Compliance Form and forward it to Ponderosa for processing	Distribute the Architectural Review Compliance Form to the ARC Committee to perform final inspection of the completed project.	Inspect the completed project and notify Ponderosa of any issues as it relates to the outcome versus what was originally submitted
	Once finalized by the ARC Committee, notify the Homeowner that their completed project has been closed out.	

2. ARC General Assumptions:

- a. Approval will be based on the assumption that owner has obtained all required permits as applicable.
- b. The ARC shall have exclusive authority over all original construction; as well as modifications, additions, or alterations made on or to existing homes or structures containing homes on any portion of the property as required.
- c. The ARC shall have the responsibility of preparing the initial Guidelines and subsequent amendments. The Board shall be responsible for approval of the initial Guidelines and subsequent amendments as required.
- d. The ARC may require that the applicant obtain written notification from his/her neighbors for modifications such as a swimming pool installation, relocation of HVAC equipment, fence, yard lighting, etc. The notice of a neighbor is not limited to the items mentioned.
- e. The application and Guidelines can be obtained from the Managing Agent or on the Tuscan Sands Homeowners’ Association website (www.tuscansands.com). All information required on the submittal form must be complete to be considered for approval.
- f. All assessments must be current before a modification is approved.
- g. The supporting documentation listed below must accompany this architectural review application, as applicable for the proposed change. An application submitted without all required submissions would be considered **incomplete**. In such case, the ARC’s 30-day review period will not commence until all required submissions have been provided. In general, an applicant should provide all documents and exhibits required by The City of North Myrtle Beach for the proposed improvements.

3. Semi-Annual Property reviews:

- a. Architectural standards for designing, building and maintenance help assure that Tuscan Sands property values are maintained at the highest level possible. It is not possible to inspect the properties every day, nor is it likely that every completed but unauthorized modification will be noticed during a drive through inspection. Therefore, we must rely on all owners to maintain the standards of our community. A word to your neighbor who may not realize an approval is needed would be appreciated. Failing that, a call to the Managing Agent to report modifications in progress that do not have ARC approval is the responsibility of each member of the community.
- b. Violation Notices are issued by the Managing Agent or people authorized by the Board of Directors to do so. The Notice of Violation will be sent by U.S. Postal Service to the owner of record. The notice will include the specifics of the alleged violation along with the amount of fine to be imposed by default unless a hearing is requested within ten business days after receipt of the Notice of Violation.

4. Penalties/Fines:

- a. Failure to apply for a modification will result in a fine of \$25 per occurrence or modification.
- b. Failure to apply within 2 weeks after will result in a fine of \$25 per day until the application is submitted and approved.
- c. Failure to install the modification as approved will result in fines up to \$25 per day.

5. Costs:

In the event of any violation of the Guidelines or Declarations of the Association, the Board of Directors reserves the right to pursue all legal remedies to compel enforcement, legal, and equitable. All costs and attorney fees shall be charged to the account of the offending owner at the time they are incurred. Any restoration costs to bring property into compliance incurred by the Association will be charged to the account of the offending owner.

6. Correction Procedures:

- a. An exterior change made without approval of the ARC constitutes a violation of the Declaration and may result in incurring fines. A violation may require removal or modification of the work at the expense of the property owner, or payment of damages incurred by the Association in having the work removed or modified.
- b. The ARC may inspect authorized construction in progress; as well as the community in general to identify apparent and flagrant violations. Additionally, all owners have the right to notify the ARC or Managing Agent of apparent violations of any provisions of these architectural standards and construction specifications.
- c. The ARC will investigate each reported violation. ARC may meet with the property owner making an improvement, which is in violation, to discuss problems and agree to resolutions. Should the owner fail to comply with the agreed corrections, the ARC will submit the matter to the Board of Directors for disposition.

7. Enforcement:

- a. Architectural standards help ensure that Tuscan Sands property values are maintained. It is not possible to inspect the properties every day, nor is it that every completed but unauthorized modification will be noticed during a drive through inspection. Therefore, we must rely on all owners to maintain the standards of our community. A word to your neighbor who may not realize an approval is needed would be appreciated. Failing that, a call to the Managing Agent to report modifications in progress that do not have ARC Approval is the responsibility of each member of the community.
- b. Violation Notices are issued by the Managing Agent or people authorized by the Board of Directors to do so. The Notice of Violation will be sent by U.S. Postal Service to the owner of record. The notice will include the specifics of the alleged violation along with the amount of fine to be imposed by default unless a hearing is requested within ten business days after receipt of the Notice of Violation.

8. Hearings and Review:

In most cases, applications submitted to the ARC are approved or are approved with relatively modest conditions; however, there are occasional applications that during the ARC decision process, do not meet the requirements of The Handbook of Architectural Guidelines for Tuscan Sands and/or do not meet reasonable expectations of existing neighbors. These applications may be disapproved.

To ensure that the owner whose application was disapproved has an opportunity to seek a hearing with the Board of Directors, an owner may request a hearing and will be given written notice of a time and place where the Board of Directors will conduct a hearing to review the case. At such hearing, the owner may present his/her reasons for objecting to the ARC's decision and introduce expert witnesses and newly discovered evidence. If the Board of Directors decides, after the hearing is still adverse, the owner shall receive timely notice of the decision, which shall be binding on all parties.

There would normally be no further review; however:

- a. The ARC (or its chairperson) may certify a Board review on its own motion, within or after its decision that the review qualifies and is eligible for Board review.
- b. The ARC's Application disapproval decision was rendered by a closely divided ARC vote and then subsequently approved by a majority vote (or its chairman's decision) requests a Board Review.
- c. The ARC may recommend Board review if the scope of an owner's Application identifies a problem that may affect a large segment of the Community or requires the review and approval of multiple committees reporting to the Board.
- d. The owner presents clear and convincing argument (in writing) that the ARC decision was based upon false, invalid, misrepresented, or misinterpretation of The Handbook of Architectural Review Guidelines for Tuscan Sands.
- e. There is no right of review by owners fined for the violation of performing any modification or home improvement before they have received approval of their ARC request.

9. Penalties/Fines:

- a. Failure to apply for a modification will result in a fine of \$25 per occurrence or modification. (Depending on the level of cooperation in resolving the violation, a waiver of this fine by the Board of Directors may be granted if requested).
- b. Failure to apply within 2 weeks after will result in a fine of \$25 per day until the application is submitted and approved.
- c. Failure to install the modification as approved will result in fines up to \$25 per day.

SECTION III—Architectural Principles, Rules, Standards, and Guidelines

This section of the standards provides general guidelines the committee looks at when considering any application. If your project is aesthetically pleasing, does not have a negative impact upon property values or your neighbor, but does not specifically meet all the guidelines and provisions, call a Committee Member early in the planning stage or submit an idea for preapproval. **Remember that all exterior building projects require committee approval prior to the start of the project.**

Accessory Buildings: Shed, Shack, Tree House, Barn, Storage, Tent, or other outbuildings are prohibited.

Air Conditioners:

- a. Individual air conditioning homes extending from windows are prohibited.
- b. Exterior HVAC units or heat pumps may be relocated or added only if there is no adverse visual or audio impact to adjoining properties.
- c. Exterior HVAC units are to be screened from common view. The screening can be accomplished by using stucco, brick, and/or shrubs.

Antennas: Exterior television and radio antennas are not permitted and should be installed in attics.

Attic Ventilators: Attic ventilators and turbines are permitted if original silver in color or painted to match the color of the roof (if roof mounted) or Black.

- a. No part of the ventilator protrudes more than twelve inches above the roof surface.
- b. Roof mounted and located on the least visible side of the roof and does not extend above the ridgeline.
- c. If it becomes necessary to block airflow through the ventilator, this should be done from the inside of the structure.
- d. All other installations require an application showing elevations of the ventilator installation.

Awnings: The ARC shall only approve an exterior retractable awning if the application demonstrates that the awning shall be clearly compatible with the architectural design and qualities of the home, or is screened from the view of adjoining neighbors due to the proposed location of the installation, and meets the following criteria:

- a. Sun control devices are to be compatible with the architectural character of the house, in terms of style, color, and materials.
- b. Cloth and/or wood are preferred materials. Awnings must be approved and made of a straightforward design, without decorative embellishment such as fringes. Although solid colors are preferred, stripes may be approved if the color contrast is subtle and earth toned and are compatible with the color scheme of the house.
- c. Awnings are to be consistent with the visual scale of the houses to which they are attached. The location of any awning must not adversely affect sunlight or natural ventilation of adjacent properties.
- d. Awnings shall be retracted when not in use.
- e. Pipe frames for canvas awnings are to be painted to match dominant color of the house. If awnings are removed, pipe frames must also be removed.

Clothes Lines: Clothes lines are prohibited.

Common Area: Homeowners are not permitted to alter any common area, easement or right of way located adjacent to or near their property. Including but not limited to the installation of any type of planting or the building of any structure. The fine for alterations in the common area is \$500.00, and the owner must return the common area back to its original state before the modification within twenty (20) days. If the common area is not returned to its original state on the 21st day, the owner will receive a second \$500.00 fine.

Other modifications are such things as allowing the accumulation of debris of any kind, establishment of gardens, and/or otherwise adding, removing, or modifying any trees, shrubs, or other plantings located in the areas referred to above. Violations of these maintenance standards are subject to Fine and Restoration Assessment actions.

Homeowners are not allowed to use the common area unless advanced approval has been received by the Board of Directors.

Contractor Bond: Any work being performed by a contractor or owner that is accessed through the common area will require a refundable deposit in the amount of \$2,000.00 payable to Tuscan Sands C/O Ponderosa Management, LLC. The deposit will only be refunded once the area has been returned to its original condition and is in compliance.

Decks: The application must include:

- a. **Location:** Decks, whether elevated or at ground level, will be located only to the rear of the main body of the house. Homes whose rear yard fences extend beyond the width of the house, can extend to within three feet of the fence line.
- b. **Scale and Style:** Decks are to be of a scale and style that are compatible with the home to which they are attached, adjacent homes, and the environmental surroundings.
- c. **Materials and Color:** Materials and colors are to be consistent with the style of the houses to which they are attached.

Deck Screening:

- a. Deck Screening is defined as fences constructed to provide limited privacy. Natural screening (For example: trees, shrubs, etc.) can be considered to provide limited privacy on the deck. Deck screening may be a maximum of fifty-four inches tall.

Doghouses/Dog Runs: Doghouses and dog runs are prohibited.

Driveways: The ARC will consider the installation of a circular driveway on corner lots where the driveway can enter and exit on different streets. The application must include:

- a. Site plan with dimensions showing the relation to existing structures, trees, and property lines.
- b. Description of materials to be used, including color, texture, and/or decorative design.
- c. Proposed changes in grade. (Please note care must be exercised in any drainage change).
- d. The configuration of the driveway must ensure that no part of a parked vehicle will extend into or overhang a public sidewalk or street.
- e. Black top driveways are prohibited.

Exterior Home Colors: The application must include Color changes to include hue, tone, value, or intensity.

The decision whether to approve color changes will be based on whether the proposed change would be inconsistent or visually incompatible with the original color scheme of the applicant's property and surrounding neighborhood.

Factors considered in this review will include the following:

- a. Proposed colors are to be visually indistinguishable from the original colors on one or more homes of the same model located in the same neighborhood and must correspond to the location of these original colors.
- b. Proposed color changes must not reverse or alter the degree of contrast between the unit's original colors.
- c. Proposed color changes must not alter the original degree of consistency between homes.
- d. The home may be repainted in the same color without approval.

Exterior Decorative Objects: The ARC will evaluate proposed exterior decorative objects in terms of design and general appropriateness to prevent such objects from having a significant negative impact on adjoining homes, the neighborhood setting, and the community at large. While ARC approval is not required for removable exterior decorative objects that are temporary for seasonal holiday duration or a special occasion, residents should consider the below guidelines when choosing such objects. The ARC will not judge the individual aesthetic or artistic merits of any object but rather will make its evaluation solely on the object's impact.

- a. **Taste:** Objects are to avoid using words and designs that are, by their nature, inflammatory, offensive, or vulgar to the community.

Exterior Lighting:

- a. Exterior lighting, which is a part of the original structure may not be altered or added without prior approval of the ARC. Such alterations or additions should be for the purpose of improving footing, navigation, security, or decorative purposes.
- b. Acceptable lighting includes pathway lighting and floodlights.
- c. Lighting should be directed away from neighboring properties and not shine into neighboring residences.
- d. Lighting fixtures are to be kept close to the house. Pole mounted yard lights require an application.
- e. Floodlights and several types of high output lights fall under the category of security lighting.
- f. Proposed replacements or additions are to be compatible in style and scale with the applicant's house and applications must include their location, number, style, bulb color, and wattage.
- g. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.
- h. Colored bulbs designed to repel insects may be installed only in lighting fixtures located at the rear of houses.

- i. Lighting which illuminates either common areas or private property other than that on which it is installed, including reflected "backwash" behind houses, is prohibited.
- j. Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color of fixtures, illumination (preferably white), or wattage.
- k. As the effects of proposed lighting may be difficult to assess prior to installation, the ARC reserves the right to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation.
- l. Temporary lighting for decoration, holiday, and festival use does not require formal application.
- m. Holiday lighting may be operative for a period not to exceed 6 weeks. After the period of use, all temporary lighting and decorations shall be removed.

Fences: Fences can be used to visually define property lines, provide security, and as an architectural feature intended to enhance the physical appearance of the house or property. Invisible fences are permitted but will require **ARC** approval.

The subject of fences is more difficult to treat than other items since fences can serve multitude different purposes and can have an incredibly significant visual impact. The following are considered before fence approval:

- a. Wooden and chain link fences are prohibited.
- b. Only permanently wrought iron and aluminum fences will be permitted.
- c. The only approved color is Black.
- d. All fences bordering a pond must be set back ten feet from the end of the property.
- e. Properties that abut the golf course must have prior written approval from the golf course.
- f. Fences must be placed a minimum of two feet inside the property line.
- g. Perimeter fences will not exceed more than fifty-four inches in height.
- h. Paved patio privacy fences are permitted but will not exceed six feet or visually impact your neighbor's outward view.

Firewood: Firewood will be kept neatly stacked on the rear ground level of the homeowner's property. Firewood is to be stacked in piles which do not exceed six feet in length and fifty-four inches in height for both aesthetic and safety considerations and may not be stacked against the fence. Other than a limited quantity of firewood intended for immediate use, firewood will not be stacked on patios or decks.

Flags: One American flag and one decorative flag may be attached to each home.

- a. The flags must be displayed from a flagpole attached to the house at an angle ranging between 30 to 60 degrees.
- b. If the American flag is left out to fly in inclement weather it must be made of an all-weather material.
- c. If the American flag is left out at night it must be properly illuminated. This illumination must be directed away from neighboring properties and must not shine into neighboring residences.
- d. On holidays when it is customary practice to display the American flag, small flags on a stick or similar decorations may be placed around the property. These flags or similar decorations must not be allowed to touch the ground when in place and they must be removed by the end of the holiday. ARC approval is not required.

Flag Poles (Free Standing): One flagpole, used for the purpose of displaying the American flag (ONLY), may be placed on the property of each home. A secondary flag will be permitted if it is not offensive.

- a. Since this flagpole will be a part of the home's landscaping it must be located such that, it blends in, is appealing, and represents no hazard.
- b. Free standing flag poles are prohibited in the front yard.
- c. The entire flagpole unit must not extend above the home's roof line or reach more than twenty feet above the ground's surface, whichever is the lesser of these two measures will apply.
- d. The pole must be firmly planted in the ground within a concrete mass sufficient to maintain the pole's perpendicularity, under severe conditions.

- e. The pole must be made of a material strong enough to support the flag under severe conditions.
- f. The preferred colors for the pole are white or silver (like the color of anodized aluminum).
- g. The flag flown on the pole is not to exceed seven feet long by five feet wide in size. Sections b. and c. under Flags above apply.

Furniture: Only outdoor furniture is permitted and only in the rear yard or on a covered porch.

Garages: No alterations, additions, or improvements shall be made to any garage that would defeat the purpose for which it was intended. Garage space will NOT be converted to a living area (For example: family room, bedroom).

Garage Doors: An ARC Application is required.

Garage Screens: Garage Screens are prohibited.

Gardens (Vegetable): Written approval is not necessary for vegetable gardens, provided the following conditions are fulfilled:

- a. Located in the rear of the house and no closer than five feet from the side property line and ten feet from the rear property line.
- b. Garden architect is prohibited.
- c. Its size does not exceed one-fourth of the available area as outlined in section a. above.
- d. It is not placed on a grade that will cause damage to property below it, through the flow of water.

Gazebos: Gazebos are prohibited.

Grading and Drainage: Drainage away from the foundation/concrete slab of your home is imperative. The contractor has designed the grading so water will be dispersed away from the foundation/concrete slab.

Major changes in grading (For example: berms, mounds, retaining walls, etc.) shall be submitted for review. In addition, it should be noted that major changes to the topography of a lot could result in flooding into a neighbor's yard, due to improper drainage. Neither the Board of Directors nor the ARC accepts any liability for any damage caused by any grading action, whether approved by the ARC or not.

It is imperative that the new drainage formed by excavation and grading be managed to direct water away from the house and existing structures and to prevent any erosion of the hillside or damage to neighboring property. Water cannot be directed to flow onto a neighboring property.

Grills/Fire Pits (Permanent): Permanent grills and fire pits are to be placed in the rear yard of the house and as far as practical from the adjacent property lines and in accordance with The City of North Myrtle Beach Fire Codes.

Ground Covers: Ground covers are to stay within the shrub bed or berm. Ground covers are to be consistent with existing barks and/or hardwood mulches within the property. Examples of pre-approved mulch substances are pine straw (not recommended for foundations beds as it is a fire hazard), pine bark, dyed pine mulch, cedar mulch, finely ground hardwood chips, river rock, rubber type mulch, brown and red crushed brick, and crushed rock. A complete application is required except for brown cypress mulch.

Gutters and Downspouts: Written approval is not required for the installation of gutters and downspouts which are white in color or match the color of the house trim. Outflow may not be directed onto a neighboring property.

Hot Tubs/Spas/Jacuzzi/Outdoor Showers: For homes that face the pond: Exterior hot tubs, spas, Jacuzzis, and outdoor showers are to be in the rear yard adjacent to the dwelling unit. Hot tubs, spas, Jacuzzis, and outdoor showers are encouraged to serve as an architectural feature of decks and/or patios and are not to exceed one foot in elevation of the finished patio or deck. The exterior finish of these features should blend with the exterior finish of the home, deck, or patio to which it is attached or most closely related. Consideration should be given to and dependent upon the location. Portable & Inflatable hot tubs, spas, or Jacuzzis are prohibited.

For homes that are located on the perimeter of Tuscan Sands (Barefoot Resort Bridge Road, Golf Course, Driving Range, Outfall): Above ground hot tubs are permitted if they do not restrict the neighboring property's

view. The exterior finish of these features should blend with the exterior finish of the home, deck, or patio to which it is attached or most closely related. Consideration should be given to and dependent upon location. Portable and inflatable hot tubs, spas, or Jacuzzis are prohibited.

Note: Drainage of the hot tub/spa/Jacuzzi/outdoor shower must not flow into ponds or neighboring property.

House Numbers: House numbers within Tuscan Sands are regulated for reasons of security and public safety; as well as, for aesthetic appearance and community standards. Written approval is not required for replacement with like kind. House numbers should be placed at the front of the house in 4-inch-high reflective material and must contrast with the background (For example: white or black). The City of North Myrtle Beach Fire Department requires that the house numbers be clearly visible.

Lanais/Pool Enclosures: For homes that face the pond: Lanais and pool enclosures are prohibited.

For homes that are located on the perimeter of Tuscan Sands (Barefoot Resort Bridge Road, Golf Course, Driving Range, Outfall): Lanais and pool enclosures will be allowed per the following guidelines:

- a. The structure shall be constructed of Black aluminum and must be attached to the house sharing at least one wall with the main structure.
- b. Screens shall be Charcoal or Black in color.
- c. The structure shall not exceed twelve feet in height; nor exceed the length of the back of the home.
- d. The structure shall comply with all North Myrtle Beach building codes and setback regulations and be able to withstand a minimum of 139-mile winds.
- e. Applications must include a current survey of the homeowner's property depicting the exact location of the lanai, including the width, height, length, and distance from property lines and setbacks.
- f. Applications shall include detailed drawings, photos, material samples, and estimated timeline of completion.
- g. The ARC may deny the project if it is determined the structure will have an adverse impact on the neighboring properties.

Landscaping: Landscaping must blend with existing plantings on both your lot and the adjacent lots. Large shrubs and trees should be sufficiently set in from the property lines to avoid overhanging the property line or obstructing sight distance at intersections on corner lots at maturity. Check that side and rear yard drainage patterns are not adversely affected. Items planted at least 3 to 5 feet from property lines will not affect drainage.

- a. **Lawn and Garden Implements** must be stored in the garage or off-site when not in use. Garden hoses should be safely stored indoors or outdoors on suitable mounts or neatly coiled up in an inconspicuous area.
- b. **Planting beds** that are at least three feet from the property line or non-raised planting beds which are hand watered or utilize a drip irrigation system and abut an existing fence may be installed without pre-approval. Those improvements, which abut the dwelling or garage wall of the servient property, require approval. The beds can be spade edged or edged with commercially available edging products. The beds can be mulched or filled with rocks (see Ground Covers).
- c. **Plant bed barriers** made of brick, stone, timber, etc. are to blend with the décor of the neighborhood. The owner is responsible for ensuring the installation does not cause drainage problems for adjacent properties. A minimum of three feet is required from the property line unless approved by the ARC. The maximum height for barriers is twelve inches. For any barrier that is higher than twelve inches, an ARC application is required.
- d. **Shrubs or trees** that are diseased or dead, or needing to be removed to promote the growth of other trees or shrubs, or for safety reasons, may be removed.
- e. **Side and rear walkways** must be a minimum of three feet from all property lines. Front walkways or side yard walkways for corner lots, connecting to the sidewalk need ARC approval.

Mailbox and Mail Post: The approved mailbox is the Balmoral mailbox in the color of French Bronze or Black.

Maintenance of Property: The appearance of each unit in Tuscan Sands affects not only the overall look of the community but the individual property values within it. Property ownership in Tuscan Sands includes the responsibility for continued maintenance of all structures and grounds, which are part of each homeowner's lot. This includes, but is not limited to, keeping buildings and structures in good condition and repair.

- a. All single-family owners are responsible for inspecting their own property periodically to ensure that there is no faded or peeling paint, rotting wood, loose mortar, or spalled masonry. Homes, fences, and driveways should be power washed as necessary (it is prudent to power wash as often as twice per year. If the driveway is severely marred, it could be subject to a violation letter).
- b. It is necessary that all wood surfaces such as door and window trim, bay windows, dormers, and garage doors be caulked, sanded, and painted periodically to keep them in good condition.
- c. All decks and other exterior structures such as children's recreation/play equipment are to be maintained as to appearance and working order. The homeowner must replace rotting or warped wood. It is strongly suggested that all wood (decks, fences, and other structures) be treated periodically with transparent wood preservative to maintain and enhance their condition.

Maintenance of Grounds: Single family owners are also responsible for the continued maintenance of all grounds and landscaping within their lot. The owner must keep grass, shrubs, and trees neatly trimmed, properly cultivated, free of weeds, pet excrement, and other debris. Owners may not allow trees, shrubs, or plantings of any kind to overhang or otherwise encroach upon any sidewalk, street, pedestrian walkway, Association common area, or another homeowner's property.

Maintenance Summary: It is impossible to list and describe every component of an owner's lot that is to be maintained and how it should be maintained.

- Suffice it to say that all exterior finishes whether brick, metal, wood, or any other material, should be maintained in a state of good repair. A state of good repair consists of ensuring that the unit and its entire component parts look as good as it did when it was new.
- Siding must be clean and free of significant warping or bubbling.
- Peeling paint and rotting wood evidenced by cracks and black mold or soft areas are to be sanded, caulked, and repainted.
- Owners must replace or, if possible, repair any rotted wood components. Windows, doors, garage doors, exterior roof, and gable trim all need to be caulked and repainted as needed.
- Paint on doors and shutters fade with time and even if it is not peeling, these areas and others described above need to be repainted as needed.
- Mailboxes and post present a unique problem. Lawn care companies commonly use trimmers. These trimmers may do damage to the mailbox post. We recommend painting the bottom of the post twice a year, once in the mid spring and again in late fall or installing post brackets. Mailbox posts are susceptible to being hit by cars backing out of the driveway or lawn tractors. If a tilt becomes noticeable, please shore it up to as close as centered as you can achieve.

New Home Construction: Please review the New Home Construction Guidelines.

- a. Plans prepared and sealed by a SC licensed Architect and Landscape Architect.
- b. \$2,000.00 ARC Bond.
- c. The City of North Myrtle Beach permits. Builders are required to obtain all required building permits and pay the associated fees prior to beginning any construction activities.
- d. Construction Plans to include all exterior elevations, colors, materials, heated and cooled square footage, roof material, grading and drainage, outdoor amenities, mailbox, garage and parking area, fence, walkways, accessory structure, landscape plantings, and lighting.

Patio and Porch Setback Lines: Builders must contact The City of North Myrtle Beach for the full setback requirement.

The rear setback for heated and air-conditioned living spaces shall be twenty feet. Unheated and non-air-conditioned patios or porches (lanais, verandas, screened pool enclosures, pergolas, etc.) may be fully or partially enclosed and roofed, and shall have a minimum rear setback of ten feet provided all the following conditions are met:

- a. Roofs must be gable or hip, and roofing material must match the existing roof of the house or otherwise submitted for ARC review and approval for conforming to the look and design of the home.
 - b. The use of wall or window-mounted heating or air conditioning devices is prohibited; not shall the space be deducted for heating or air conditioning.
 - c. Transparency of the walls of the patio or porch shall be accomplished using the transparent polyvinyl, screen material, or open voids.
 - d. The ARC shall determine adherence to transparency as stated below and all other esthetics and HOA regulations, taking into consideration the preservation of view corridors from adjoining properties.
 - e. There will be no solid exterior walls allowed.
 - f. The perimeter knee wall of any walls can be no taller than three feet in height.
 - g. No wall starter columns or corner columns for roof assemblies can be more than two foot in width.
 - h. The ARC recommends that all accessible areas of any enclosure be as large as possible; however, no less than stated above.
- a. **Location:** Patios should generally be to the rear of the home unless the site plan, topography, and/or elevation would appear to favor a side or wrap-around placement as more useful and aesthetically suitable, and the house and landscaping is designed with that potential in mind. Any slope of the walking surface of the patio must be downwards and away from the rear of the house.
 - b. **Colors and Materials:** Visible portions of patios are to be constructed only of brick, slate, stone, concrete, or concrete interlocking pavers. Colors should coordinate with the existing materials and colors of the home. Where installation of a patio material dictates the use of joints or seams, the joint or seam must be entirely filled with sand, compacted stone dust, pea gravel, or mortar. Wooden borders or trim; as well as seating, planters, plant hangers, or other similar fixed accessories may be added if their material and finish match that allowed for lower-level deck construction.
 - c. **Foundations:** If this material is proposed, it should be integrally colored and include a form of surface texture treatment to replicate stone, brick, or pavers. There are limits to the area of concrete that can be poured without including control joints to prevent cracking. Seek professional advice if uncertain about these limits based on your installation.
 - d. **Drainage:** Any impact to existing drainage requirements, which might result from the construction of the patio or pool must be considered, addressed in the application, and architecturally and environmentally sound mitigation proposed. At least one foot of pervious ground surface (For example: a mulch bed, "grass block", or partially porous surface) should remain between the sides and rear of the patio and any adjacent properties or common area. Construction of the patio must not adversely affect the existing drainage scheme for surrounding properties or common areas. All discharges must be addressed on the homeowner's property. No portion of existing drainage systems shall be removed nor their function impeded. Any French drains or similar runoff management systems constructed may not intrude into common areas (For example: direct venting through piping extending beyond the owner's property line).

Parking Pad: Parking pads are prohibited.

Pergola: No solid roofs. Maximum height of eight feet. It can only be placed in the rear yard. Earth tone colors. Pergolas can be attached to the home; however, the pergola must be anchored properly to the post, ground, and the home.

Pond Bank Erosion: To prevent erosion at the edge of the pond, a double thick landscape fabric is to be placed about eighteen inches from the grass edge up the slope, and at least twenty-four inches into the pond. Large rip rap stones should then be placed in the water to the grass edge and no more than eighteen" up the grass slope to

cover the landscape fabric. All rip rap stone must be covered by four inches to seven inches decorative Tennessee River Rock to complete the project.

Propane Tanks: External propane tanks must be covered or enclosed, and not in plain view.

Note: Buried gas tanks are to follow The City of North Myrtle Beach “buried tank requirements”, which requires a city permit, that a tank that is 125 gallons or less can be placed against the building, that a tank that is 126 gallons or larger must be 10 feet from the building and 10 feet from the property line.

Recreational Equipment: All recreational structures are subject to approval, with special emphasis on the restraints of site accommodation, visibility, fencing, lighting, placement and shielding of mechanical equipment, and potential effect on neighboring property. Semi-permanent play equipment, which either constitutes a structure or is appurtenant to an existing structure requires approval. (For example: sandboxes, playhouses, swing sets, etc.)

The following factors will govern approval of such equipment:

- a. **Location:** Such equipment must be placed in rear yards. All elements of the equipment must be within the homeowner’s lot boundaries. Equipment should not be placed within ten feet of the nearest structure, fence, or wall and distance from any public property such as greenways and streets. Equipment shall be maintained and positioned in accordance with manufacturer suggestions.
- b. **Scale and Design:** The equipment must be compatible with the lot size. The design and any individual screening are additional considerations in evaluating whether there will be an adverse visual impact. Natural colors are encouraged.
- c. **Height:** The equipment must not be readily visible from adjacent roadways and common elements.
- d. **Basketball Backboards:** Basketball goals are to be away from curb areas of the street and must be located on the owner’s property in such a manner to not be placed in the common landscape and so that the playing area is not in the street. Backboards may be attached to garages of single-family homes. The backboards may be clear, white, or painted to match the trim color of the structure to which they are secured. No basketball hoop or backboard shall be erected next to the curb on any road right way nor should any portable hoop be placed in the street.
- e. **Swing Sets:** Swing sets are to be constructed of wood and may be no taller than eight feet high. Those structures with climbing towers may maintain an upper-level tower to a height of ten feet. Wood sets may be left natural, stained, painted white, or painted to match the exterior color of the house.
- f. **Tree Houses:** Tree houses are prohibited.
- g. **Play Areas:** Play areas may include sandboxes and large mulched areas around swing sets. Play areas must conform to the same side setbacks but may extend to no longer than three feet from the rear property line. The areas may be edged with timber or other suitable edging material. To avoid the use of sandboxes by animals, you are encouraged to cover them when not in use.
- h. **Trampolines:** Trampolines are to be placed at least three feet from the property line. They must be kept rust-free with no torn canvas or missing springs.
- i. **Condition:** All equipment must be maintained as to appearance and working order.

Retaining Walls: Retaining walls are used to prevent the losses associated with caving by containing this mass of material, thus preventing it from caving. Retaining walls may be used within the community to prevent erosion and loss of soil into the wetlands, retaining ponds, and from landscaping beds. The materials used in a retaining wall's construction must suffice in providing structural and aesthetic integrity.

Design Considerations: The forces acting behind a retaining wall may cause a poorly built wall to lean, separate, bulge, or topple. These forces are due to the size of the soil caving wedge that the wall must resist. A caving wedge of soil or fill weighs 100 plus lbs. per cubic feet and combines its force with water pressure that can build up due to moisture that seeps in behind the wall. To counteract these natural forces the following should be considered:

- a. At least 1/10 of the wall's overall height should be buried to prevent slippage along the wall's bottom

surface.

- b. The wall should lean back toward the retained soil between one quarter to three quarters of an inch for each foot of its height. This allows the wall's weight to counter some of the natural forces distributed on its internal surface.
- c. Water build-up behind the wall will significantly increase the pressure against the wall. When the wall is built the soil/material directly behind it should be compacted to remove any air holes that could collect water. Also, the wall should be built on top of a 6- to 12-inch-thick layer of level crushed stone. In addition, a drainage pipe or drain holes should be incorporated in the wall. A wall that does not have a reliable means for water captured behind it to escape is in danger.
- d. The ground surface behind the wall should slope toward the wall sufficiently to allow run off to flow over the wall and thus eliminate pooling behind it. Also, all run off water must be directed such that it does not flow on to a neighbor's property.
- e. Any wall that is twenty-four inches or higher must have adorning shrubs planted at the base of the wall.
- f. Any retaining wall built on a neighborhood pond must be ten feet from the property line and have no more than twenty-four inches of wall visible.

Roof Replacement: Roofs must be gable or hip, and roofing material must match the existing roof of the house or otherwise submitted for Architectural Review Committee review and approval for conforming to the look and design of the home.

Roof Vents: Roof venting for single family homes requires a complete application and will be considered provided that the vents are mounted on the rear roof plane. Vent types shall be limited to passive and/or mechanical exhaust styles.

Satellite Dishes: An ARC Application is required and should include a letter from the provider for the placement location of the dish. The application must provide the screen material that will be used to shield the dish from street, neighbor, and common area view.

Security: The use of security bars or grates on windows and doors is discouraged. Owners concerned about the security of their homes are advised to consider alternatives, including alarms and sophisticated lock systems. Security camera installation should be mindful of SC Law Section 16-17-470.

Siding: Must be stucco and stone veneer only.

A complete application is needed if the proposed re-siding material differs in color and texture from the existing siding on the residence or if it results in a change in architectural style. It should be consistent or compatible with the style and color of the siding materials on the homes immediately surrounding it.

The style of existing trim work at soffits, corners, eaves, windows, doors, and accent panels, shutters, or other stylistic features should be retained in the re-siding design. This will be considered an important requirement where these elements contribute to the visual continuity of the neighborhood by evoking similarities in style among nearby homes.

In those cases, in which residents wish to alter the stylistic features of the existing facade:

- a. The size and shape of the residence in relation to existing and proposed materials.
- b. The variety of styles and side materials of the homes immediately surrounding the residence.
- c. The overall visibility of the residence from nearby public and private properties.

Signs: The following types of signs will be allowed for the periods shown below and do not require approval:

- a. Real Estate signs advertising sale, rental, or lease of the premises on which the sign is located and must be removed within 48 hours immediately after sale, rental, or lease.
- b. Only one approved residential "For Sale" or "Rent" sign will be allowed. The sign must be displayed in the center of the lot and five feet back from the curb or edge of the sidewalk.
- c. Signs may only be placed in the yard of vacant properties.

- d. One temporary political sign advertising candidates or issues. The sign may be erected 45 days before the election, run off, primary or referendum, and must be removed at the completion of the election.
- e. Yard and garage sale signs must be removed at the completion of the event.
- f. Community Watch signs or one small “house is alarmed” sign.

- Sign lighting is prohibited.
- All other signs require approval.
- No signs will be permitted in the common areas.

Skylights/Solar Tubes: The installation of skylights/solar tubes will be considered. Approval of skylights/ solar tubes will depend on the location in respect to the effect of reflection during the day and interior lighting at night. Interior lights should not be directed up into the skylights and roof-mounted lighting directed down through the skylights is prohibited.

Solar Collectors/Panels: Solar collectors/panels can represent a large visual impact on a structure due to their size; therefore, it is important to properly integrate the collector into the design of the house to properly conceal it. Solar Collectors/Panels cannot be mounted to the front of the home.

Sprinkler Systems: In ground sprinkler systems may be installed without approval. It is recommended that any portion of the landscaping that comes within two feet of neighboring property be designed to be adequately watered with a drip system.

Storm/Screen Doors: Storm/Screen doors in pre-finished colors such as white, sand, almond, beige, or black are permissible. Full view, store-in-door, security, and thermal pane doors are acceptable. Colors are to match existing color schemes or meet exterior color selection guidelines.

Storm Shutters: Temporary storm shutters can be placed upon windows in the event a storm is forecasted to impact the North Myrtle Beach area. Temporary storm shutters are to be removed within 10 days of the storm passing and/or the lifting of an evacuation order (if in fact issued). An owner may apply to the ARC for an extension. Permanent storm shutters will require an application.

Swimming Pools: The application must include:

- a. Location. Pools are prohibited in the front yard or within setback requirements of the golf course.
- b. Landscaping design with color photos of the plant material.
- c. Fencing. Fences around pool decks do not exceed fifty-four inches in height. Fences cannot be installed prior to the swimming pool installation. Review fence guidelines on page 11.
- d. Pool enclosures are not permitted.
- e. Backwash drainage. Backwash from pools cannot go onto the golf course or adjoining properties.
- f. Pool equipment must be screened in, so it is not visible from the neighborhood, street, or common area.
- g. The City of North Myrtle Beach building department permits.

Note: Above ground pools are prohibited. All such improvements shall be subject to approval of and compliance with all governmental laws and regulations.

Trash Containers: Trash containers located outside residences will be kept in the rear yard and out of sight from the street. Trash containers stored on the side of the home must be screened with landscape or a stucco or brick fence, which requires ARC approval. Trash containers can be placed at the curbside no earlier than sunset the day before regularly scheduled pickup. Trash containers are to be removed from curbside and out of view by sunrise the morning after the regularly scheduled pickup.

Trees: Any tree may be selected for planting in the rear or side yard of the property with approval if such tree meets the county plant species act requirements. It is suggested that trees be planted no closer than three feet from the closest fence and consideration be given to the development of the tree in relationship to buildings.

Trees/Large Shrubs: Trees and large shrubs that are diseased, dead, or needing to be removed to promote the growth of other trees or shrubs or for safety reasons may be removed with approval. Approval is required to

remove any live tree regardless of species with a trunk more than four inches in diameter when measured twelve inches above grade. Any tree over four inches in diameter removed without prior approval may be required to replace with a replanting at the owner's expense.

Note: Any tree removal must include removal of the stump below ground level and the ground repaired with sod or otherwise landscaped. Property landscaping must be maintained in accordance with the standard for the neighborhood.

Approval is required to remove any live tree regardless of species with a trunk more than four inches in diameter when measured twelve inches above grade. Any tree over four inches in diameter removed without prior approval may be required to replace with a replanting at the owner's expense.

Other trees with a diameter of less than 4 inches may be removed at the owner's discretion without **ARC** approval, except that the Deed Restriction provisions regarding HOA Common Area trees are to be observed.

Vehicles: Commercial/Recreational/Boats/Trailers/Campers/Mobile Homes/Inoperable/Motorcycles:

- a. Inoperable vehicles may only be parked inside a garage. An inoperable vehicle is defined as any vehicle unable to be driven legally on a public roadway.
- b. If a truck mounted camper is used by a resident as a primary means of transportation, it will not be considered a recreational vehicle providing all the following criteria are met:
 - It is moved on a daily basis.
 - It is parked in the residents' garage or driveway while in the neighborhood.
 - If the camper is removed, it must be screened in the rear or side yard or stored in the garage.
- c. Any vehicle, such as a camper, motor home, or RV, which is used for vacation purposes, may not be in the neighborhood for more than 2 nights in a row. This allows sufficient time for packing, unpacking, and/or cleaning of said vehicle.
- d. All commercial vehicles must be garage kept at all times.
- e. For Sale signs are prohibited on any vehicle parked in the driveway or on the streets.
- f. No automobile, motorcycle, or other similar vehicles shall be repaired or placed on blocks or stands, except in an enclosed garage.
- g. No trailer, boat, ATV, golf cart, motorcycle, Jet Ski, or any other recreational vehicle shall be parked, except in an enclosed garage.

Wells: Underground wells are prohibited.

Wind Turbines: All types of wind turbines are prohibited.

Windows/Doors/Shutters: Replacement windows and doors that fit pre-existing openings and comply with the existing color scheme and style are permissible and do not require approval. All others need ARC approval. Note: The mullion design must be compatible with the existing or neighboring windows.

Wires and Cables: Including those installed to convey radio or television signals, shall be hidden, buried, or secured flush with the side of each house and painted the same color as the background, to minimize their visibility.

Revisions Made to the Following Paragraphs for 2026:

- Spas
- Lanais/Pool Enclosures
- Garage Screens