

The Reserve at Gold Hill Homeowners Association Architectural Guidelines January 12, 2016

The Reserve at Gold Hill community has a Board of Directors and an architectural Control Committee (ACC) whose responsibilities include enforcement of all Covenants and Guidelines as outlined in the HOA's By-Laws and CCRs. The purpose of these guidelines is to maintain standards of appearance and aesthetics in the community.

Our covenants are restrictive covenants which mean that they can be more restrictive than federal, state, county or municipal laws and ordinances.

Covenants, Conditions, and Restrictions (CCRs)

- The CCRs is the authoritative document and any Architectural Guidelines are subject to the restrictions contained in the CCRs.
- Use Restrictions for property owners are addressed in Article 7 of the CCRs.
- Architectural Control is addressed in Article 13 of the CCRs.

All external changes to the home, including items mentioned herein, unless specifically excluded, are subject to review and approval by the ACC prior to commencement of any project and may be rejected or denied strictly for aesthetic reasons as per Article 13.01 of the CCRs.

Banners

- See Appendix A – Approved Architectural Control Exemptions

Construction

Includes, but is not limited to new additions, remodeling, screened porches, sun rooms, swimming pools, decks, and solar panels.

- Please refer to Sections 13.01 and 13.03 of the CCRs.
- All materials must match the existing home including, but not limited to, siding, trim, shingles, roof pitch, finish, and color.
- Construction debris must be removed every 24 hours.
- No above ground swimming pools shall be constructed on any lot at any time.
- New decks must be attached to the house or an existing deck.
- Decks shall not extend beyond the sidewalls of the house.
- Decks may be stained with wood color matching or coordinating with the color of the house siding, clear sealant, or left untreated.
- Sun rooms must be attached and integrated into the existing home.
- ACC applications for construction require a survey map of the plot with the desired location of the requested new feature clearly marked.

Doghouses

- Dimensions cannot be greater than 4 feet in any direction.

Fences

- Please refer to Section 7.07 of the Covenants, Conditions, and Restrictions
- All fences require ACC approval prior to installation
- ACC applications for fences require the following:
 - A survey map of the plot with the desired location of fence clearly marked
 - Picture or drawing of the style of fence
 - If requested fence is to join or attach to an existing fence, then written approval from the owner of the existing fence must be attached to the ACC request form
- All fences must be black metal in appearance (e.g. wrought iron or aluminum).
- Chain link fences in any form are prohibited. This includes dog runs or animal pens.
- Fence must not exceed 5 feet in height.
- Fences may not extend any closer to the street than the rear wall of the home except to build the fence flush to a fence previously installed on an adjacent property. If the home has a side entrance, any fence installed on that side of the structure can be installed no more than three feet to the front of that side entrance
- The homeowner who first erects any section of fence owns the fence and the rights thereto.

Flags

- See Appendix A – Approved Architectural Control Exemptions

Landscaping

- Please refer to Sections 7.07, 7.09, 7.14 and 13.03 of the CCRs
- Plans submitted for new landscaping work must include a description of the plant material, expected size at maturity, and a diagram showing where the plants will be placed in relation to the property line.
- The expected size of a plant at maturity must be taken into account when determining the placement relative to the deeded property lines.
- In cases where trees or shrubs will be planted within 3 feet of the property line a copy of the plat/survey is required.
- In addition to the requirements contained in the CCRs, the installation and maintenance of trees located in the front yards of homes are subject to the following:
 - No live tree may be removed or replaced without a prior approved application from the ACC.
 - Trees determined to be diseased, infected or dying must be treated by the homeowner, or an application for removal must be submitted to the ACC.
 - Dead trees must be removed at homeowner's expense, within 180 days includes trees between the sidewalks and the street.
 - Replacement trees must be 2" or more in diameter at a point 2 feet above ground level.
 - Replacement trees must be of the same variety as the tree being replaced, unless a different variety is approved by the ACC
 - Exception: Maple trees presently planted between the sidewalk and the street that are removed for whatever reason must be replaced with a similar red maple variety.
 - Homeowners' trees shall be trimmed to a minimum of 6 feet over the sidewalks and public roads. This includes trees owned by homeowners that are grown on the grass strip between the sidewalk and the street.

- No more than one inch growth of plant material and grass should be on the edges of sidewalks, gutters or driveways.

Mailboxes

- Please refer to Section 7.17 of the Covenants, Conditions, and Restrictions
- Replacement mailboxes must match the original design that was installed.

Play sets

Installation of all non-portable play sets must be submitted to the ACC to approval prior to beginning construction.

- Maximum height permitted is 12 feet.
- All structures must be constructed from timber or similar material and finish.
- Play sets must be located behind the house and not extend beyond the sidewalls of the house.
- Play sets may not be placed closer than 10 feet from the rear property line.
- Play sets must not detract from the aesthetic quality of the community.

Satellite dishes and antennas

- Please refer to Section 7.05 and 13.01 of the CCRs.
- Satellite dishes may not exceed 36 inches in diameter.
- When possible, satellite dishes should be installed in a location that is not visible from the street.
- All cables must be secured on the structure in such a way that they will not be visible from the street.
- All cables must be a color that blends in with the siding on the house.

Signs

- See Appendix A – Approved Architectural Control Exemptions

Solar Panels

- Please refer to Section 7.13 (a) of the CCRs
- Solar panels require ACC approval

Storage sheds

- Separate/detached storage sheds are not permitted.
- Permanent storage areas attached to the home require ACC approval prior to installation.

Trampolines

- Please refer to Section 7.11 of the CCRs.
- A trampoline may be not greater than 15 feet in diameter.
- Trampolines must be located behind the house and not extend beyond the sidewalls of the house.
- Trampolines may not be placed closer than 20 feet from the rear property line.

Yard Art

- See Appendix A – Approved Architectural Control Exemptions

Architectural Control Procedures

Architectural applications are available in the Documents section on our community website at www.ReserveAtGoldHill.com.

When required the following items must be submitted with the Architectural application:

1. A copy of the plot plan/survey that you received at closing indicating where the proposed change will be located in relation to your property line.
2. A brochure, picture, or illustration of what the proposed change will look like.
3. A copy of the contractor's liability insurance and worker' compensation coverage.

If required items are not submitted with the application, the application cannot be processed.

Address to submit Architectural requests:

Reserve at Gold Hill HOA
P.O. Box 3340
Fort Mill, SC 29708

Processing of your request

It can take up to 30 days from receipt of all required items to process the request. Once the application and all required information are received, it will be given to the ACC to review. Upon review and decision, you will receive notification via USPS regarding the status of the request. Please keep the written reply for your records. Homeowners should not take action on the request until approval is received from the ACC.

Appendix A – Approved Architectural Control Exemptions

Exemptions to the Architectural Guidelines are designed to address scenarios of reasonable use by homeowners. The Architecture Control Committee (ACC) has approved these exemptions to minimize the inconvenience to homeowners making small or seasonal changes on their property. For cases outside of these exemption scenarios, the normal process for ACC approval outlined in the Architectural Guidelines should be followed.

Architectural Control Exemptions

- Architectural Control is addressed in Article 13 of the Covenants, Conditions and Restrictions (CCRs).
- Additional information dealing with changes or alterations by property owners to the exterior appearance of their property can be found in the “Architectural Guidelines” posted on the Reserve at Gold Hill website.
- The Architectural Control Committee reserves all rights granted within the CCRs and all items mentioned herein are subject to review by the ACC.
- The ACC has exempted the following cases from the Architectural Control Committee application process:
 - Signs (Refer to Section 7.04 of the CCRs) -- Signs will be permitted on homeowners’ lots on a temporary basis subject to the following:
 - No signs of any type are permitted in any Common Area without express permission of the Board of Directors (such as Community Garage Sale and events held in the Amenities area) except those placed by the builder or developer as permitted in the CCRs.
 - Contractor signs are permitted on homeowners’ lots for a period up to seven (7) days before the anticipated start of work and must be removed no more than seven (7) days after actual completion of work.
 - Signs promoting political candidates or causes may be placed on homeowners’ lots no more than thirty (30) days prior to the relevant election and must be removed within twenty-four (24) hours of poll closing on the date of said election.
 - Personal recognition signs or signs advocating a non-political issue may be placed on homeowners’ lots for a period not exceeding thirty (30) days.
 - Signs advising of home security systems are permissible.
 - All signs must contain material and language appropriate for all ages.
 - Signs may be no larger than thirty-six (36) inches by twenty-four (24) inches, and positioned no closer to the street than fifteen (15) feet.
 - Flags (Refer to Section 7.11 of the CCRs)
 - Free-standing flag poles are not permitted on homeowners’ lots.
 - Flags flown from a bracket attached to the home may be no larger than three (3) feet by five (5) feet.
 - Small flags of a size not to exceed fifteen (15) inches by twenty-four (24) inches flown from a free-standing support device will be considered yard art and subject to appropriate regulations as set forth below

- Flags must be in good condition and must in no way be considered disparaging to any race, religion, ethnicity, or cultural background.
- Banners
 - Banners (including bunting) may be placed on homeowners' lots for the purpose of celebrating recognized holidays and special occasions.
 - Banners of any sort may be placed up to fourteen (14) days prior to the holiday or special occasion and must be removed within three (3) days after the holiday or special occasion.
- Temporary Structures (Refer to Section 7.12 of the CCRs)
 - Recreational tents (such as a camping/scouting tent or a party/event tent) that are not intended for long-term residential use are permitted for short-term purposes. The tent shall not be erected more than 48 hours before its intended use and must be removed no more than 24 hours after the end of the event or activity. In total, the recreational tent may not be assembled on the property for any longer than 72 hours, unless prior approval is granted by the Architectural Control Committee.
- Yard Art (Refer to Sections 7.11 and 7.13(g) of the CCRs)
 - Yard art is hereby defined as figurines, statuaries, urns, posts, latticework, railings and similar decorative items.
 - The number of yard art items is limited to five (5) in view of the front of the home.
 - Any items exceeding 4 feet in any dimension must be approved by the
 - ACC prior to placement.
 - All yard art must be in no way disparaging to any race, religion, ethnicity, or cultural background.
- Plants
 - Homeowners may hang up to 4 hanging plants without submitting a request for ACC approval. All plants must be healthy and well-maintained. Diseased, dying or dead plants must be removed immediately and disposed of properly.
- Porch furniture
 - Seating for four chairs and two tables may be located on the front porch without submitting a request for ACC approval. Furniture must be designed and manufactured specifically for exterior use. Permanent use of folding lawn furniture on front porch areas is not permitted.
- Seasonal or holiday decorations
 - Seasonal and holiday decorations are permitted and not subject to the rules and regulations for yard art, signs, and flags. Such decorations may be placed no more than thirty (30) days prior to the holiday and must be removed within thirty (30) days thereafter.