



Great care has been taken in the planning and design of *AshWorth Place* to insure aesthetic harmony. To this end it is of the utmost importance that this special character not be compromised by housing designs that are improperly conceived, unresolved or poorly executed.

For this reason an Architectural Control Officer (ARO) will review all construction, designs and plans for:

- Consideration of primary site design issues
- Sensitivity to the special landscape potential of this area
- Excellence in architectural design

The *Architectural Design Standards* have been established by the Developer, as provided in the Declaration of Covenants, Conditions and Restrictions of *AshWorth Place* to provide property owners, architects and contractors with guidelines for the preparation of their drawings and specifications.

ARCHITECTURAL CONTROL OFFICER

The Architectural Control Officer (ARO) has the responsibility of reviewing, approving or disapproving, all plans for any alteration of any lot or improvement to be placed thereon before the lot is disturbed in any way. It is the goal of the ARO to maintain within the overall community pleasing aesthetic relationships of building to site and building to building. The ARO will use the design standards contained herein for the purpose of reviewing plans proposed for each lot but may consider individually the merits of each proposal due to special site considerations, architectural excellence or otherwise.

Design Review Procedure

The necessary procedures for design approval and construction are as follows:

Preliminary Residence and Site Plan Approval

Changes/Additions

Final Residence and Site Plan Approval

Begin Construction

Submittal of Landscaping Plan

Changes/Additions

Landscaping Plan Approval

Final Inspection and Approval

Siting

The ARO shall consider each site independently but shall give extensive consideration to each individual plan's impact upon adjacent home-site and view corridors and compatibility with existing structures. Care should be taken to locate each structure, whenever possible, so as not to infringe upon adjacent structures and home-sites, view corridors and natural amenities of the area.

Consideration in this regard includes the following:

1. Topography of the site and surrounding home-sites, common areas and the like.
2. Distant and intimate views from the home-site.
3. Distant and intimate view of the home-site from adjacent lots and common areas.
4. Existing vegetation type and quality.
5. Existing water and drainage patterns.
6. Driveway access.
7. Height of proposed and adjacent structures

Preliminary Review Drawings

Preliminary Review Drawings shall contain all, or as many as deemed desirable, of the elements of the Final Review Drawings.

Miscellaneous Provisions

All plans and other documents will be made in duplicate. Upon approval or rejection one copy will be returned to the applicant and the other copy will be retained by the ARO. The first submittal for review shall be accompanied by the required design fee. Until changed, the design fee shall be Five Hundred (\$500.00) Dollars.

Any approval granted by the ARO shall terminate if construction has not commenced within one (1) year of the date of the ARO approval and all plans must be resubmitted to the ARO for full consideration as if they were a new application.

Final Design Review

The final design should incorporate all of the requirements of the *Design Review Procedures* and other portions of the *Design Standards* as well as comments from previous meetings and design reviews. Upon final agreement of the items required to be modified as indicated on the final submittal all parties shall affix signatures in the actual plans attesting to the agreement. One set of document will then be returned to the property owner marked "Approved for Construction", or "Resubmit". Only items requiring extensive modifications will necessitate re-submittal.

To insure compliance with all comments noted on the drawings during the ARO preliminary and final reviews, no approval for clearing will be granted until the property owner or owner's agent has signed for and picked up the drawings from the ARO office. Any re-submittal of plans resulting from the ARO's review must be in process of being completed before clearing can be approved

Final inspection

The ARO will make a final inspection of the job site. The owner will be notified if there are any violations. If violations have occurred, the owner will be expected to correct the violations immediately.

Final Review Drawings

The Final Review Drawings must contain the following:

1. Site Plan (preferred scale one inch equals ten feet)

- (a) Show water service
 - (b) Show sewer service
 - (c) Location, dimension and materials for walks and drives
 - (d) Limits of construction activity (no grading, construction traffic or storage of materials will be permitted beyond these limits until final landscaping plans are approved)
 - (e) Exterior light location and type
 - (f) Location of HVAC units and trash enclosures with screening locations for each
 - (g) Electric and gas meter locations
 - (h) Any other service locations
 - (i) Location of any pool, spa or the like (screening if appropriate)
 - (j) Location of any fixed recreational equipment (screening if appropriate)
- 2.. Floor plan of all structures to be placed upon the lot (preferred scale one quarter inch equals one foot)
- (a) Wall, window and door openings dimensioned
 - (b) Window and exterior door schedules
3. Elevations (preferred scale one quarter inch equals one foot)
- (c) Exterior building materials and colors to be shown on separate color board
4. Sections
- (d) Typical wall from grade to ridge at minimum scale three quarters inch equals one foot
 - (e) Typical deck and railings
 - (f) Typical screened porch
 - (g) Major sections through building showing exterior and interior stairs

Disclaimer

No approval of plans, location or specifications by the Architectural Review Officer and no publication of architectural standards or guidelines shall be construed as representing or implying that such plans, specifications will, if followed, result in properly designed or constructed residence. All plans submitted shall meet local government building code and zoning ordinances. The ARO assumes no responsibility for reviewing for compliance with these codes. When local government ordinances are in conflict with these requirements, the stricter shall apply.

CONSTRUCTION

In no event shall the owner allow any grading or cutting of trees on the lot prior to approval of the proposed house location by the ARO.

All vehicles in any way connected with construction shall enter the lot under construction only. All vehicles shall be parked at the lot to avoid damage to trees, paving, curbs, gutters and any others improvements on the lot. There will be no parking on lots not under construction without prior approval. All concrete trucks are to be washed out onto the lot where delivery is made or take back the concrete plant. There will be no parking on sidewalks. It is the builder's responsibility to see that subs adhere to these guidelines. All parking shall be limited to one side of the street to allow traffic to pass.

All stumps and brush are to be removed from the surface of the lot prior to foundation construction. Construction debris shall be removed as often as necessary to keep the lot and structure attractive. Construction debris shall not be dumped or buried in any area of the community. Approved trash containers shall be placed on each lot during construction, with all paper and other debris placed in said container to prevent it from being blown or scattered on other property. A wire enclosure generally is an acceptable way of containing trash on the site.

It is the builder's responsibility to grade lots in such a manner so as not to block any natural or man-made swales or drainage structures. Earth berms, hay bales, silt fence, mulch, boards, grassing, gravel blankets and any other approved siltation and erosion control measures shall be installed prior to grading of ALL lots to prevent mud and silt from running off the lot onto the street and adjoining property.

Downspouts are to be piped or directed to front or rear of lot. Immediate removal by the builder is required of any mud or silt in the street as a result of construction equipment, lack of silt control or delivery of materials. (Crusher-run stone or other gravel is required at each access point of the lot where truck or construction traffic will be entering or exiting). It is the responsibility of each builder to keep the streets clean in front of the property on which he or she is building.

Confine building activity to lot on which house is under construction. Landscaping shall be confined to building lot only. No trash, building material, landscape materials or any other debris shall be placed on any adjacent or vacant lot. It is the responsibility of the builder to protect any landscaping, equipment or structure on adjacent property and shall be responsible for cost of repairs or replacement as required.

Silt fencing is to be installed and maintained in accordance with DHEC requirements to a depth of 6" so as to protect runoff from the lot. Owner and contractor shall pay any fines levied against the developer by any federal, state or local authority. as a result of storm water runoff contamination from the lot.

Design Details

Set Backs

In no event shall the set-backs be less than those required by or approved by the Town of Arcadia Lakes Subdivision Regulations. The ARO shall approve site location prior to construction. Any request to the Town of Arcadia Lakes **Zoning Board of Appeals** for alteration of set-back line must first be approved by the ARO prior to making a request for variance.

Garages

Side entry garages are to be required where possible. The ARO shall have the option of approving a front entry garage where a side entry is impractical or impossible, subject to certain guidelines such as a divider between the two doors if a two- car garage.

Windows and Doors

Silver-finish/brown anodized aluminum doors (including sliding doors), windows, storm windows, screens, screen frames and storm doors are not permitted. Pre-finished white aluminum may be used.

Awnings and Shutters

Awnings, canopies and shutters shall not be permitted or affixed to the exterior of the residence without prior approval of the ARO.

Exterior Colors and Materials

All exterior colors and materials of all structures shall be submitted to the ARO for approval in order to achieve a well coordinate color scheme throughout the community. Exteriors are to be of brick, stucco or approved materials. Samples of all brick and mortar must be submitted for approval. To be valid, approvals must be recorded with the ARO.

Exterior Re-Painting of Existing Homes

Re-painting of any existing dwelling or property thereon with a color other than previously approved shall require the approval of the ARO. Color chips or samples coded to exterior elevations shall be submitted to the ARO for color change approval. All structures located on the lot must be maintained by the homeowner and shall upon notice, from the ARO, repair and maintain said structure.

Fireplace and Chimneys

Fireplaces may be full masonry or with U.L. approved pre-fabricated firebox and metal flue.

Exterior of all chimneys, including gas log fireplace must be compatible with exterior masonry/stucco material used on front and foundations. Fireplace chimneys, if cantilevered, must extend down to grade or be included within wall lines of house. All chimneys are to have detailed top. Painted metal caps may be required to conceal circular pre-fabricated flue top.

Roof

Roofing materials and color shall be requested in the plans and specification submitted to the ARO for approval, and shall be subject to the color and material guidelines set from time to time by the ARO. Cedar shakes, shingles or other simulated roofing samples are to be approved by the ARO. Asphalt shingles that are black, shadow-black or gray are encouraged. No plumbing or heating vent shall penetrate roof surfaces that face the street or street adjacent to the lot. All plumbing or heating vents that penetrate the roof surface shall be painted to blend with the roof color.

Driveways

Driveways shall be constructed with concrete, provided however, that other hard surface materials such as brick, stamped, patterned, or colored concrete surfaces may be used if approved by the ARO. Specifications are to be submitted to the ARO for approval. Driveways are to be curved when possible, taking into consideration existing trees and landscaping plantings, and may include a paved turn-

around area where possible. All driveways are to make a smooth transition to street with no abrupt elevation change. Driveways to be gravel during construction in accordance with DHEC requirements as to prevent storm water runoff contamination.

Screening Guidelines

Screening shall be used within the Development to define private spaces or to attract or divert attention to or from particular views.

Objects to be Screened. Unsightly conditions such as:

1. exterior ground-level equipment such as air conditioning and/or heating equipment, electrical transformers located on lot, swimming pool equipment, spas, or other equipment;
2. outside storage of refuse containers, garbage cans, woodpiles or building supplies;
3. trampolines, play equipment, or like equipment seen from street or common areas

Note: As unsightly conditions can be a matter of opinion, the ARO recommendations are final

Utilities/Service Areas/Accessory Structures

1. No temporary or permanent accessory structures, such as playhouses, tool shed, doghouses or pens, etc. shall be permitted unless specific written approval of the ARO is obtained.
2. All playground equipment shall be placed to the rear of the residence and properly screened and only with approval of the ARO.

Pool Surrounds and Dog Pens Only

1. A plat denoting the placement of the fence shall be submitted to the ARO for approval.
2. The height of the fence is to be 4'.
3. 16" x 16" columns with two corbels may be required by the ARO.
4. All gate(s) shall be compatible to that of the fence.
5. Landscaping will be required on the exterior portion of the fence when visible from the street or waterfront lots.
6. Owner accepts all responsibility and maintenance of fencing.

ALL POOL SURROUNDS AND DOG PEN FENCING ARE TO BE APPROVED BY THE ARO.

Fence Requirements (Enclosing of Entire Back Yard)

1. Several approved plans for fencing are illustrated on pages 20 & 21. A plat denoting the placement of the fence shall be submitted to the ARO for approval.
 2. The height of the fence is to be 4' - 6'.
 3. All fencing is to be wrought iron or equivalent, stucco or brick. (No wood fencing.)
 4. Black cyclone fencing with adequate vegetation may only be used on rear perimeter.
 5. 15" by 16' columns with two corbels shall be positioned on the lot corners.
Intermittent columns may also be required. Column spacing shall be determined by the Architectural Review Officer. The fascade of the columns shall match the home (i.e., stucco or brick)
 6. All gate(s) shall be compatible to that of the fence.
 7. Owner accepts all responsibility and perpetual maintenance of fence.
-

LANDSCAPING

Plans for landscaping approval, along with a One Hundred (\$100.00) Dollar fee, must be submitted to

Mark Cotterill
Grimball Cotterill & Associates, Landscape Architects
600 Beltline Blvd.
Columbia South Carolina 29205
Phone: 803-738-9525

A written plan of landscaping will be required PRIOR to installation of any materials: this plan should include a drawing to show location, variety and size of all plant materials, as well as requested location and description of all "hardscapes" items such as fences, walls, fountains, statuary and so forth.

All grass used in landscape plan from street to frontline of house shall include sod. Corner lots require sod on street side of house and to include disturbed areas along curb. Corner lots with visible rear yards require that rear lot be landscaped the same as front requirements.

Appropriate landscape materials or other approved devices shall be used in the screening of all exterior air conditioning boxes that could otherwise be seen from the street.

A basic landscaping plan for each home site shall be designed by a Landscape Architect or person of similar competence and experience and shall be submitted for approval. Landscaping plans must be submitted 30 days prior to occupancy of the home and be in place within 45 days after occupancy. The plan shall indicate landscape improvements that meet the minimum requirements established from time to time, including sod and irrigation. Trees and natural areas or no-clear areas left in good condition on a site will be considered in the approval process and will lessen the requirement for planted material. Landscaping shall be required on the exterior portion of fencing when visible from the street.

Landscape plans should include the following information:

1. Scaled at 1/8"=1'0" or 1/10"=1'0"
2. Tree Survey
3. Building, driveway, walls, fence, HVAC equipment, electrical boxes, retaining wall locations and trash containers.
4. Drainage patterns (all drainage swales to be sodded).
5. Plant material, indicating size and quantity
6. Surface material
7. Lawn and mulch areas
8. Pool, decks, patios and pool equipment
9. Natural areas and no-clear areas where appropriate

Trees-In order to preserve the beauty of each home site, every effort should be made to protect and save any hardwood tree of six (6") inch diameter or more or any large or unusual pine or other type tree. Natural areas left basically undisturbed are encouraged where practical for screening.

Islands-Mulched islands around existing trees are desirable and recommended.

Lawns-All front lawns from street to curb to house line shall be sodded with approved type grass such as centipede or Bermuda

Mailboxes-Approved mailboxes must be purchased through Drake Development.

Owner accepts all responsibility and maintenance of landscaping.