

# HERITAGE AT NEW RIVERSIDE

EST. 2006

## Heritage at New Riverside Architectural Review Board Guidelines

As stated in your Heritage at New Riverside Covenants, any proposed installation, construction or alteration of any structure within Heritage at New Riverside must be submitted and approved through the Heritage at New Riverside Architectural Review Board (ARB).

**The standard of conduct,** maintenance, or other activity generally prevailing throughout the Properties. The Community-Wide standard shall meet the minimum standards established by the Design Guidelines, rules and regulation of the Association or Board resolutions, whichever is the highest standard. Such standard shall initially be established by the Declarant and may be more specifically determined by the Board of Directors and the ARB.

**Any Owner may remodel, paint or redecorate the interior of structures on his or her Unit without approval.** However, modifications to the interior of screened porches, patios, windows and similar portions of a Unit visible from outside the structures on the Unit shall be subject to approval.

**Construction Period** After commencement of construction, each Owner shall diligently continue construction to complete such construction in a timely manner. The initial construction of all structures must be completed within sixty (60) days after commencement of construction, unless extended by the ARB in its sole discretion. All other construction shall be completed within the time limits established by the ARB at the time the project is approved by the ARB.

**Commencement of Construction** For the purposes of this Section, commencement of construction shall mean that (a) all plans for such construction have been approved by the ARB; (b) a building permit has been issued for the Unit by the appropriate jurisdiction; and (c) construction of a structure has physically commenced beyond site preparation. Completion of a structure shall mean that a certificate of occupancy has been issued by the appropriate jurisdiction for the dwelling on the Unit.

### Heritage at New Riverside Architectural Review Board Quick Reference Guide

Below is a quick reference/summary of your Heritage ARB Guidelines. Please keep in mind that this is not a complete set of the Heritage ARB Guidelines. \*The Heritage at New Riverside ARB may from time to time adopt, promulgate, amend, revoke and enforce Heritage Guidelines. \*

**Below is an example of items that are required to go through the Heritage at New Riverside ARB for approval. If you have any questions about what requires approval, please contact management.:**

- Exterior antenna or flag poles of any kind.
- All tree removals. Trees that are more than eight (8) inches in diameter at a point two (2) feet above ground do require a permit from the county.
- Subdivision of Unit.
- Swimming pools and hot tubs.
- All play equipment. This includes: play sets, trampolines etc. All play equipment must be in the rear of your lot.

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- Exterior color of property.
- Storage Sheds & Garages.

Please refer to your Heritage at New Riverside Covenants (pgs. 35-40) for verification.

**\*NO SIGN OF ANY KIND SHALL BE ERECTED WITHIN HERITAGE AT NEW RIVERSIDE UNLESS APPROVED BY THE ARB, OR AS OUTLINED ON PAGE 38 OF HERITAGE COVENANTS. THIS INCLUDES FOR SALE & RENT SIGNS. ANY SIGN POSTED WILL RESULT IN AN AUTOMATIC \$100 FINE AND REMOVAL AT OWNERS EXPENSE\***

**STRUCTURE:** *Structure shall mean and refer to any temporary or permanent improvement upon the Property, including, without limitation, any building or part thereof garage, shed, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, tree, shrub, sign, paint color, shutters or any other items attached to the exterior of a structure. Also, Structure shall mean and refer to any excavation, grading, fill, ditch, diversion dam or other thing which affects the natural flow or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from, upon, or across any portion of the Property.*

**Exterior Structures and Improvements.** Exterior structures and improvements shall include, but shall not be limited to, staking, clearing, excavation, grading and other site work; initial construction of any dwelling or accessory building; exterior alteration of existing Improvements; installation or replacement of mailboxes; swing sets and sports and play **equipment; clotheslines; garbage cans; wood piles; swimming pools, gazebos or playhouses; hot tubs;** wells; solar panels; antennas; satellite dishes or any other apparatus for the transmission or **reception of television, radio, satellite, or other signals of any kind; hedges, walls, dog runs, animal pens, or fences of any kind, including invisible fences; artificial vegetation or sculpture;** and planting or removal of landscaping materials. Notwithstanding the foregoing, the Declarant and the Association shall regulate antennas, satellite dishes, or any other apparatus for the transmission or reception of television, radio, satellite or other signals of any kind only in strict compliance with all federal laws and regulations.

**ARB Submittals:** Please refer to page 39, Section 9.6 of your Heritage at New Riverside Covenants for required information for submittal:

- Site plan showing the location of all proposed and existing structures, including building setbacks, open space, driveways, walkways and parking spaces.
- A foundation plan.
- A floor plan.
- Exterior elevations of all proposed Structures and alterations to existing Structures.
- Specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures.
- Plans for landscaping and grading.

**FENCES:** All fencing on properties requires written approval from the ARB prior to being installed. Homeowners will need to submit the site plan with the fence line on it, the corner's need

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to be clearly marked/staked by a surveyor with an invoice from the surveyor to provide documentation that the corners were professional marked. Pictures or a physical site inspection will need to be made by management prior to installment to ensure that corners have been clearly marked. Owner must notify management once the fence has been installed.

### **Approved Fences:**

- **Lagoon lots** are permitted Four (4) or Six (6) foot solid white vinyl or Four (4) foot black aluminum fences. Six (6) foot fences must be tapered down Eight (8) foot from back property line along the side fence to Four (4) foot and rear fence should be Four (4) foot.
- **Wooded lots** are permitted Four (4) or Six (6) foot solid white vinyl or Four (4) foot black aluminum fences.
- Must have flat top. NO SCALLOP
  - All fences are required to be set in concrete.
  - Residents are required to locate ALL PROPERTY MARKERS before proceeding with installation.
  - If attaching to neighbor's fence, you must have their written approval prior to submitting the ARB application.
  - When rear yard is wooded and clearing, not permitted to install on rear property line.
  - When side yard is adjacent to a street, the fence shall be placed on the setback line not the property line.
  - Any wire type fence installed without approval will result in automatic fines and removal at owners' expense.
  - All fences installed on an easement of any kind: owner will bear the sole responsibility and cost of removal and reinstalling of fence should access be required. Notice shall be given at least 15 days prior to needing access for work but in an emergency no notice is required.
- **Location:**
  - All fences are to be installed on the side and rear property lines
    - Exception for rear and side when a portion of the lot is in a wetland and fence can't reasonably be installed to the property line.
  - Front of the fence should not be more the Four (4) foot past the rear of the home
    - Exception:
      - The adjacent home's fence is closer to the front of the home than the allowed distance for the applicant's home. We will grant an exception to allow installation of the fence at the same depth as adjacent fence in the spirit of uniformity, but it can't be closer than Fifty (50) feet from the front property line.
      - If the fence falls on a window or other obstruction (AC unit, Etc.). In these applications the fence can be move up to Ten (10) feet from the rear of the home to clear the obstruction.
      - Side yard fence on a corner lot shall not exceed the building setback line. As to not obstruct the view of the street. This is Five (5) feet of property line.
- **Disclosure**
  - For all fences installed on an easement of any kind, owner will bear the sole responsibility and cost of removal and reinstalling of fence should access be required. Notice shall be given at least 15 days prior to needing access for work but in an emergency no notice is required

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### **SIGNS ARE NOT PERMITTED!**

**SWIMMING POOLS:** Swimming pools, hot tubs, and portable spas must be reviewed and approved by the ARB before installation.

Swimming pools must be enclosed by an approved fence. County/Town building permit is required after approval.

**\*All play equipment is subject to ARB approval\***

**PLAY EQUIPMENT:** Must be located where it is not visible from private or public right of way. This includes:

- Play sets- Maximum height of eleven (11) feet. WOOD ONLY.
- Trampoline- Black in color and safety net is required.
- Basketball Goals – All basketball goals need to be submitted for ARB approval. Basketball goals ARE permitted in driveways, adjacent to driveways with pavers underneath, backyards and one goal per cul-de-sac. Basketball goals in cul-de-sacs must not be blocking the street, cars, emergency vehicles or pedestrian traffic. It cannot be on blocks or be run down. The net must be in perfect condition and the base must be stable and in perfect condition. Basketball goals are NOT permitted on the street (except for one per cul-de-sac), sidewalk or storm drains.
- Ramps- Rear of property and concealed ONLY.

**STORAGE SHEDS & GARAGES:** Construction, installation or placement of a storage shed, garage, play house or a building separate from the main house must be submitted to the ARB for approval.

- ALL PLANS (which must include the length, width, height, materials, colors and location) must be submitted to the ARB for written approval prior to obtaining County/Town building permits or starting construction.
- Storage shed must be installed in an inconspicuous location.
- The installation of a storage shed must comply with the Town of Bluffton Ordinances:
  - Sheds / structure under 120 sq. ft. have no building code requirements, but are subject to your Association's rules;
  - If, larger than 120 sq. ft. the structure must follow the standard building codes and have the same relevant inspections; and
  - The side setback is 5 feet and the rear setback is 10 feet.
- **ALL MATERIALS MUST MATCH MAIN HOUSE (SHINGLES, SIDING, COLOR, ETC.)**

**PROPANE TANKS:** (utility use)

- Must be submitted to ARB for approval.
- Tank must be completely buried underground.

The Heritage at New Riverside ARB requires that all approvals be completed sixty (60) days from the construction start date, and that you send Superior Management Services date stamped photos of the completed work.

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The Heritage at New Riverside ARB has up to thirty (30) days to review submittals. Any non-approved installation of the above mentioned are subject to fines and/or correction at the owner's expense as stated in the Heritage Covenants recorded with Beaufort County, SC

