

**Seaside Plantation
Architectural Review Board
Design Guidelines, Standards, and Procedures**

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**Seaside Plantation
Architectural Review Board
Design Guidelines, Standards, and Procedures**

I. Philosophy

To assure an attractive, compatible, and aesthetically pleasing community, the Seaside Plantation Property Owners Association, Inc. has adopted these Seaside Plantation Architectural Guidelines, which will be enforced by the Seaside Plantation Architectural Review Board (ARB) as provided in the Declaration of Covenants and Restrictions for Seaside Plantation. These Guidelines may not contain all building, deed restrictions, and use associated with Seaside Plantation, and therefore each Owner, design professional, and builder shall familiarize themselves with the provisions and requirements of the Covenants and Restrictions for Seaside Plantation.

The ARB's function is to guide residential development in such a way so as to maximize compatibility of all improvements within the Seaside Plantation community. The ARB reserves the right, in its sole discretion and upon approval from the Board of Directors, to modify and amend these guidelines, from time to time, and to consider and issue variances with regard to these guidelines. Modifications or amendments will be communicated to the property owners.

The design of each residence directly impacts every neighbor. Each of the four elevations of every residence should be articulated and landscaped to be aesthetically pleasing from every angle of view.

Landscaping should be integrated with the residential design to enhance the appearance of each residential property.

Property owners are invited to review the Seaside Plantation Architectural Guidelines, and to offer comments to the ARB.

II. Policy

Plans for construction of improvements and any alterations to existing improvements must be submitted to the ARB for design approval prior to the commencement of construction. The ARB will meet as necessary to review all applications. Instructions for the submittal of applications and plans can be obtained from:

**Seaside Plantation ARB
c/o Waccamaw Management Co., LLC
605 Briarwood Drive, Suite C
Myrtle Beach, SC 29572
843-287-7200**

III. Applicant's Responsibilities

The ARB assumes no liability for Applicant's responsibilities, which include but are not limited to the following:

1. Preparation of Application and Plans and the making of all Improvements in compliance with *Seaside Plantation Architectural Guidelines* and the *Declaration of Covenants and Restrictions for Seaside Plantation* (including any existing amendments and as they may be amended in the future).
2. Performance or quality of work of any architect, contractor or subcontractor in accordance with plans submitted to and approved by the ARB.
3. Compliance with all laws, codes, permit conditions, and ordinances of any governmental agency or body.
4. Determination of environmental restrictions, drainage and grading requirements, and all surface and subsurface soil conditions, locations of easements, utilities, and infrastructure.
5. Determination of structural, mechanical, electrical, and all other technical aspects of a proposed design that can only be determined by competent architects, engineers, contractors, and other similar professionals.
6. Accuracy and completeness of all plans, plats, applications, certificates, stakeouts, and surveys.

Noncompliance:

Failure of the Property Owner to comply with the provisions of the above-referenced documents will be brought to the attention of the subject Property Owner through written correspondence issued by the Seaside Plantation Board of Directors, the ARB, or the Property Manager identifying the specific noncompliance or violation(s). A prescribed time period will be granted to the Property Owner to resolve the noncompliance or violation(s). If at the expiration of said time period the violation(s) persists, the Property Owner will be assessed monetary fines in accordance with the Fines Policy adopted by the Seaside Plantation Board of Directors, such fines not to exceed \$100.00 per week for the full duration of the uncorrected violation. Nonpayment of fines may result in the Association pursuing collection of unpaid fines by legal enforcement against the Property Owner as provided for in Article XI, Section 2 of the Covenants and Restrictions, which obligates the Property Owner to reimburse the Association in full for all direct and indirect costs, including but not limited to legal fees, in the event the Association prevails.

IV. The Architectural Review Board

Purpose:

To assure the protection of the planned urban development concept, community lifestyle, and individual property values, Seaside Plantation has established these standards of design review. The ARB reviews applications and design documents for all new improvements and alterations to existing improvements at Seaside Plantation. Each application is evaluated on its own merits with reasonable flexibility for design function and creativity.

The ARB cannot substitute for community spirit. Often cooperation among neighbors can lead to the best solutions to problems, which may arise. The ARB supports and encourages this neighborly approach to solving problems through consensus of the parties involved. Property owners should be familiar with the *Covenants and Restrictions and these Architectural Guidelines*.

Members:

The ARB shall be appointed by the Seaside Plantation POA Board of Directors as permitted by the Covenants and Restrictions of the Seaside Plantation Property Owners Association. At least one member of the ARB shall be a Director, who shall serve as Chairman, and the number of members serving on the ARB shall be at the discretion of the Board of Directors.

Meetings:

The ARB meets as necessary to review any application(s) upon receipt of such application(s).

Responsibilities:

On behalf of the Seaside Plantation Property Owners Association, Inc., the ARB:

1. Establishes architectural criteria for the community.
2. Establishes design review criteria for the enhancement of the community.
3. Reviews all applications for compliance with design review criteria specified in the Architectural Guidelines.
4. Assures compatible architectural designs and visual harmony with neighboring home sites.
5. Requires high standards of design and quality construction.

6. Establishes fees for the review of applications.
7. Adopts policies and rules and amends design review criteria and the *Architectural Guidelines* as may be required from time to time with input from the Seaside Plantation Property Owners Association, Inc.
8. Contacts applicants whose plans and specifications have been disapproved and provides reasonable assistance and recommendations for adjustments to bring applications into compliance with design review criteria.
9. Maintains copies of design documents and related records.
10. Informs members of the Board regarding activities of the ARB and changes in criteria as they may occur.
11. Monitors compliance with *the Covenants and Restrictions and the Architectural Guidelines* and other applicable rules and notifies the Board of Directors of the Seaside Plantation Property Owners Association, Inc. of violations.
12. Enforces the architectural and landscaping provisions *Covenants and Restrictions and these Architectural Guidelines*.

V. Designing a Home: Seaside Plantation Standards

The emphasis is on the aesthetics of the exterior architectural design and a compatible landscape design consistent with the character of the community. Superior quality construction using hurricane-resistant materials such as stone, stucco, and brick is expected. These criteria apply to both new construction and any exterior changes to existing properties.

Heated and Cooled Square Footage – Minimums

The following minimum heated square footage requirements should apply for the Seaside Plantation dwellings:

1800 total square feet with a minimum of 1400 square feet of living space on the first floor. [See Article VII, Section 3 of the *Covenants and Restrictions*.]

Ceiling Heights: Floor to Ceiling Height shall be 9 feet, minimum.

Footprint: The footprint of each home shall be compatible with the site, the neighborhood, any approved plans and any conceptual site plans. The ARB may limit the maximum footprint.

Setbacks: No residence or building, including porches and projections of any kind, shall be erected so as to extend beyond, over, or across the setback lines shown on the recorded plat of the Subdivision which includes that particular lot. Generally, the setbacks are:
Front - 25 feet; Sides - 5 feet; Rear - 20 feet.

Exterior Elevations

1. Exterior elevations will be reviewed for architectural design and materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes.
2. Design should be site specific and should take advantage of the existing topography.
3. Plans are to address the total design approach of the home including front, rear, and side elevations.
4. Review of exterior design will be based upon the overall design themes and consideration of mass and scale; materials, textures, colors and finishes; continuity between primary design elements and secondary surface treatments; placement of windows, doors, and openings; vertical and horizontal lines; and roof pitches.
5. The ARB may bar any proposed new construction or changes to existing homes on purely aesthetic grounds, where, in its sole judgment, such action is required to maintain the Seaside Plantation standard of architectural design.
6. For houses using brick, brick detailing including a continuous watertable at the floor level with bullnose or stepped out brick bands is desired. Keystones with appropriate brick header and jack arch detailing are encouraged, as are brick quoins and brick lattice detailing for HVAC enclosures or foundation arches.

Exterior Colors and Materials

1. The intent is for the individual house to be consistent in appearance with neighboring homes, but not sharply contrasting or nearly matching the exterior finishes of the neighboring homes. Roof colors should not contrast sharply with the rest of the house.
2. The selection of exterior materials shall be harmonious with the architectural motif of each dwelling unit and the community development as a whole. The preferred exterior finishes include brick, stucco, and stone.
3. The following exterior materials will not be approved for construction: Metal siding; decorative concrete block; concrete block (except subsurface wall); fiberglass, plastic, asphalt siding; logs (imitation or otherwise, except for landscaping purposes); fiberglass

or asphalt shingles for siding; vinyl clad fascia; and certain types of imitation stone and brick. High-quality simulated materials (e.g., stone and brick) will be considered on their own merit by the ARB, but will be subject to disapproval.

4. The ARB shall have final approval of all exterior colors and materials. Exterior colors that, in the opinion of the ARB, would be inharmonious, discordant or incongruous shall not be permitted.
5. Any change in the current color scheme requires an application. Repainting or staining an object to match its currently approved color does not need an application.

Roofs

1. Flat roofs are not permitted. Overhangs are encouraged. Recommended roof-surfacing materials are architectural asphalt shingles. Alternate roofing materials may be approved by the ARB on an individual basis. The ARB has the right to disapprove any roofing material or color choice that it deems to be inharmonious or discordant with the house design, surroundings or the development as a whole.
2. Gutters and downspouts should be made to match the trim. Any proposed leaf guards must either be compatible with the roof color or painted to match the gutter.
3. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible.
4. Solar roof vents are permitted, subject to the approval of the ARB. Solar panels are not permitted.
5. Skylights shall not be visible to any street. They shall be low in profile and match the roof color. The location of skylights will be carefully reviewed by the ARB.

Design Duplication

1. Applicants should select building sites and home plans so as not to construct repetitious designs within close proximity. Similar designs or design duplications are discouraged and subject to disapproval without sufficient variations in exterior colors, materials, finishes, trim and detailing.
2. The approval of plans, materials, or colors for a specific site does not imply approval for another building site.

Grading and Drainage

1. No bulldozing or clearing of trees shall begin until site plans and specifications showing the nature, type, shape, and location of work have been submitted and approved by the ARB and permitted by an applicable governing authority. The final stakeout on-site must be approved by a designated ARB representative.
2. No trees or bushes of any kind having a trunk diameter of four (4) inches or more, as measured at a point two (2) feet above the ground level, shall be removed from any Lot without the expressed written authorization of the ARB or the Board of Directors. The Association shall have the authority to require any Owner removing a tree in violation of this provision to replace same at such Owner's cost. [See Article VII, Section 19 of the *Covenants and Restrictions*.]
3. To protect trees that are to remain on the site, safety fencing shall be used to mark the perimeter of the building envelope and tree fencing shall be used to protect any other individual specimens.
4. Cuts and fills should be kept to a minimum and designed to complement the natural topography of the site. Fill shall not be deposited at any location without prior ARB approval. Cut or fill shall be replanted with turf and plant materials consistent with the proposed landscaping materials..
5. No bulldozing or excavation shall begin until erosion control (installation of silt fence) has been implemented and the final stakeout on site has been approved by a designated ARB representative.
6. A finish floor minimum of 1.5 feet above the back of the curb at the location of the driveway shall be required.
7. The contractor is responsible for grading the finished lot in accordance with the approved plans. The contractor is required to submit any proposed field changes within the approved site and grading plans to the ARB for review and approval. The contractor will be held responsible for unapproved changes from previously approved site and grading plans.
8. Precipitation runoff from gutters and downspouts is to be managed on the subject property, making use of underground pipes where necessary and appropriate. Storm water must be managed so that it will not drain directly toward the adjoining home sites.
9. The limits of the construction should be provided on the site plan, showing all areas that are proposed to be cleared.

**Outdoor Living Areas /
Swimming Pools, Spas, and Hot Tubs**

1. Any proposed decks must be designed in keeping with the architectural treatment for the

home as a whole. The use of masonry or fire retardant material for decks is encouraged. In its review, the ARB will look for landscaping around and careful design of decks, including appropriate elevations, materials compatible with those used on the home, and landscaping of sufficient size to screen the perimeter of a masonry foundation.

2. Piers supporting porches and decks are to be substantial masonry type structures unless a design alternative is specifically approved by the ARB.
3. Areas beneath decks and elevated terraces are to be shielded from public view making use of lattice work.
4. The elevation of the top of any swimming pool construction on any home site may not be over two (2) feet above the natural grade unless integrated into terraced construction subject to ARB approval. No above-ground swimming pools are permitted. Swimming pools, spas, and hot tubs shall not be permitted on the street side of the residence. Safety barriers which meet the standards of the City of North Myrtle Beach are required.
5. All swimming pools, spas, hot tubs, decks, screen enclosures, or patio/decks shall conform to zoning criteria established by the City of North Myrtle Beach, and also approved by the ARB.
6. Any pool enclosures and pool covers must be neutral in color. Materials and colors must be submitted for ARB approval.
7. Accessory buildings are prohibited.

Mailboxes

1. All mailboxes or other receptacles for receiving newspapers, mail, and other communications shall be uniform throughout the Subdivision and must be acquired from the Property Owners Association. [See Article VII, Section 25 of the *Covenants and Restrictions*.]

Fences and Walls

1. No fence shall be built that is solid for more than three (3) feet above normal grade, nor shall any fence be taller than six (6) feet. All fences shall allow at least fifty (50) percent visibility for the portion of the fence more than three (3) feet from grade. [See Article VII, Section 26 of the *Covenants and Restrictions*.]
2. No wall, fence, hedge, or coping may be constructed on any home site unless specifically approved by the ARB. Any fence or wall must be consistent with the material used in the surrounding residences and other fences. Black, powdered aluminum fencing is

preferred.

3. No wall, coping, fence, or boundary planting may be constructed or maintained in such manner as to interfere with vision of drivers at any intersection of streets or roads.
4. Privacy Walls may be constructed exclusively at Lot 1 and at Lots 134 through 149 of Seaside Plantation, where the rear property line abuts the property of the Gator Hole Shopping Center, currently in mixed commercial use. Whereas the landscaping berm and vegetative screening provided by the developers of the commercial property do not provide adequate reduction of the noise generated by the commercial activities, the owners of the referenced lots are provided relief of the standard specifications regarding "fences" as detailed herein.
 - a. The owners of the referenced lots may construct, at their own expense, a solid masonry wall along or adjacent to the rear property line to a maximum height corresponding to an elevation of six (6) feet above the average ground surface at the property line. The wall should be constructed of 8-inch-thick concrete masonry units (CMU's), with 16-inch-square columns spaced a maximum of 16 feet horizontally along the length of the wall. The vertical surfaces of the wall shall be parget or stucco, stained gray consistent with the color used at the entrance features at Seaside Plantation. The wall shall be constructed with a proper foundation designed to resist earth and wind loads, and the wall shall be thoroughly reinforced with steel and concrete.
 - b. If the lot owner chooses to do so, the solid masonry wall may be extended along the property line(s) of the adjacent residential lots, perpendicular to the rear property line. The extension of the solid masonry wall that is perpendicular to the rear property line shall have a maximum length (measured horizontally) of 15 feet, with the elevation of the top of the wall gradually reduced such that the top of the wall is a maximum of 6 feet above the ground surface elevation at the base of the earthen berm. Any further extension of the wall must comply with the current specification for "fences".

Driveways and Garages

1. Each house shall have an enclosed garage with garage doors which are able to be opened for parking vehicles. Each house shall provide a paved concrete off-street parking for at least two (2) automobiles. [See Article VII, Section 28 of the *Covenants and Restrictions*.]
2. Driveways should be a minimum of twelve (12) feet wide and located a minimum of three (3) feet from side property lines.

Sidewalks

1. During the construction of each dwelling house on the Property, the Owner shall construct, at his sole expense, a sidewalk along the front of the lot, said sidewalk to meet the following criteria:
 - a. The sidewalk shall run the entire width of the lot from lot line to lot line, with appropriate transitional breaks for driveways or other paved sidewalks.
 - b. The sidewalk shall be a uniform width of five (5) feet with a uniform depth of four (4) inches on top of a suitable base or subgrade.
 - c. The sidewalk shall be constructed of 3000 p.s.i. concrete with appropriate expansion joints or other similar features as approved by the ARB.
 - d. The sidewalks shall be constructed within the street right-of-way in a location approved by the ARB.
[See Article VII, Section 29 of the *Covenants and Restrictions*.]

Exterior Lighting

1. Landscape, pool, recreation, and security lighting ("outdoor lighting") shall be designed so as to not be an annoyance to the surrounding residents. All outdoor lighting should be designed, installed, and maintained so that the source of the light (bulb) cannot be viewed off premises. Proposed outdoor lighting should be detailed on the final landscape plans. All outdoor lighting shall be unobtrusive and be compatible with the neighborhood and the proposed residence.
2. Pole-mounted, high-intensity security lights are prohibited.
3. Decorative lighting is to be restrained. Streetlights are prohibited. Lamps on posts which illuminate a wider area than low lumen down lights may be considered and will be carefully evaluated on a case-by-case basis.
4. Uplighting for landscape lighting should be low lumen (low voltage and minimum wattage). Landscape lighting should be designed and maintained to serve a specific purpose and to minimize light pollution.

Sun Control Devices, Awnings and Shutters

1. Awnings, canopies and shutters shall not be permitted or affixed to the exterior of the residence without prior approval of the ARB.
2. Materials are available for application on the inside of windows to reduce thermal transmission and glare. These materials may provide effective and economical alternatives to awnings and trellises. Effective sun control can often be provided by such simple measures as planting deciduous trees to shade windows from undesired sun exposure. Reflective materials/foils are prohibited.
3. Sun control devices must be compatible with the architectural character of the house in

terms of style, color, and materials, matching the siding/brick, shutters, or trim of the dwelling.

Landscaping and Irrigation

A. Landscaping

1. All lawns must be sodded with sod which is indigenous to this area, such as Centipede, St. Augustine, Bermuda or Zoysia.
2. All lawns should be maintained with the application of appropriate insecticides, herbicides and fertilizer to insure the sod remains healthy and to the extent possible, eliminate weeds and bare areas. Any bare areas should be resodded as needed.
3. The ARB recommends that plant material indigenous to the area be utilized. The planting of hardwood vegetation is encouraged.
4. All landscape material shall be installed according to the final approved landscape plan. Any additional landscaping or changes to the approved plan are subject to the approval of the ARB prior to installation.
5. All plant beds should be covered with mulch (common types are wood chips, stones or brick pieces) or pine straw. Additional mulch or pine straw should be added as needed to maintain adequate bed coverage and eliminate weeds and bare areas.
6. In cases where the applicant seeks approval of plans including a proposed future installation of additional plant material in excess of the requirements for the initial planting, the ARB may approve a phased landscaping plan to allow completion of the additional planting within 24 months of occupancy. The 24-month limit is to be stated on the plans.
7. HVAC units must be screened, preferably with a pierced masonry enclosure or alternatively with shrubs of sufficient size to conceal the units.
8. The underside of decks must be fully screened.
9. The landscape plan shall provide for plant material of sufficient size and quantity to enhance the appearance of the property and the community. It is important to preserve shade trees when possible, and to plant them when appropriate.
10. Care should be exercised in the planting and maintenance of trees and shrubs to prevent obstruction of sight line required for vehicular traffic. All landscaping must be neatly maintained, which includes removal of all dead growth.

11. Consideration should be given to the effect that planting will have from neighboring houses and properties. Also, the views of neighboring houses and the shade patterns of larger trees should always be considered.
12. An application is not required for trees or single tree or shrub plantings; however, an application is required for features that, in effect, become structures, fences, or screens as part of other applications, where required.
13. Applications, when required, must include (a) a description of the types and sizes of shrubs to be planted and (b) a site plan showing the relationship of the plantings to the house and adjacent dwellings.
14. An application is required for a wall over twelve (12) inches high and more than eight (8) feet in total length. The wall may be made of landscaping timbers, decorative stones, or concrete modular units of a natural color. The application must also include a site plan with the proposed location of the wall and any proposed grading changes.

B. Landscape Ponds

A landscape pond is defined as a plastic, rubber, or concrete-lined/pre-molded pond less than twenty-four (24) inches in depth, constructed only in the rear yard, a maximum of thirty (30) square feet in water surface area, located at least five (5) feet from any property line, and with appropriate shrubbery/flowers to integrate it with the environment.

An application is required and must include the following information:

- a. A site plan showing the relationship of the landscape pond to the house, property lines, and adjacent neighbors
- b. A detailed picture or drawing of the landscape pond, including depth, dimensions, and perimeter landscaping
- c. Accessories such as lighting, decorative objects, fountains, cascades, etc.
- d. Noise levels of circulating pumps

C. Irrigation

1. An automatic underground irrigation system of sufficient size and capacity to irrigate all landscaped areas, including lawns, plant beds and planted or sodded areas adjacent to the street, must be installed and utilized at appropriate times of the year.
2. Irrigation lines are to be placed at least 30 inches away from the curb to reserve an adequate space for the mailbox post. Sprinkler heads are to be directed away from the street to guard against saturation of the road base and discoloration of the curb and pavement.

Utilities/Service Areas

1. The applicant shall be responsible for all installations of utility services from the point of utility company connections underground to the Applicant's home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service equipment/gear shall be screened from view by walls or landscaping approved by the ARB.
2. The HVAC units must be screened, preferably with a pierce masonry enclosure or alternatively with shrubs of sufficient size to conceal the units.
3. All fuel storage tanks must be completely screened from view from the street and adjacent properties.
4. No drying or airing of any clothing, bedding, or towels shall be permitted outdoors on the lots or houses or over the deck railings of any dwelling. No clotheslines will be allowed. [See Article VII, Section 11 of the *Covenants and Restrictions*.]
5. All refuse containers, A/C compressors, fuel containers, water softeners, pool pump equipment, etc. shall be located in rear yards or side yards behind the setback line and shall be screened or walled from front streets and adjoining properties as required by the ARB.

Play Equipment

1. All playground equipment shall be placed to the rear of the residence and only with approval of the ARB. Playground equipment such as swing sets or climbing apparatus shall be of high-quality materials in unobtrusive colors. The location, materials, and colors of any proposed outdoor play equipment are subject to ARB approval.
2. An application must be made for any proposed basketball goal and the proposed location must be specified on the site and landscaping plans. The most attractive goals are ones that blend in with the surroundings. No bright-colored lettering or logos will be allowed.

Exterior Decorative Objects and Holiday Decorations

1. Approval is required for all natural or man-made exterior decorative objects that would be clearly visible from the street or from adjacent properties. Exterior decorative objects include such representative items as sculptures, fountains, lighting, light fixtures, free-standing poles of all types, and items such as decorative signs, or additional moldings which are attached to approved structures. Applications must include a picture or detailed drawing of the object, including dimensions. Any lighted or moving parts must be identified. Birdhouses, birdbaths or feeders placed in rear yards do not need applications.

2. Exterior holiday decorations do not require an application; however, they may not include any flashing lights or musical components. Holiday decorations must be removed no later than three (3) weeks after the holiday. Christmas decorations must be removed by January 15th.

Flags & Flagpoles

1. Permanent flagpoles must be approved by the ARB and must be of a height, color, and location that is appropriate for the size of the property and background. Permanent, free-standing flagpoles must be installed and maintained in a vertical position.
2. Temporary flagpole staffs that do not exceed eight (8) feet in length and are attached to A wall or pillar of the house do not require approval of the ARB.
3. The American Flag and flags of the US Armed Forces are permitted as long as they do not exceed 4' X 6' in size.
4. Flags must be well maintained and flown in accordance with US Government Guidelines.

Signs

1. No sign or banner of any kind is allowed unless approved by the ARB prior to installation. Contractor signs and permit boxes, where the purpose of such signs to identify job sites, are permitted. No subcontractor signs are allowed. "For Sale" signs must be approved by the ARB.

Satellite Dishes, Wireless Cable, and Television Broadcast Antennas

The Telecommunications Act of 1996 grants specific rights to homeowners with regard to the installation of exterior receiving antennas. Specifically, the Act allows satellite dish antennas (less than one meter in diameter), MMDS ("wireless cable"), and broadcast television antennas. The Act grants communities and municipalities the ability to establish and enforce standards regulating the location, installation, and color of these antennas, when such rules do not adversely affect signal receipt, unreasonably delay the installation of the antenna, or cause an unreasonable financial burden to the homeowner. Seaside Plantation acknowledges the rights of homeowners established by the Act and will work closely with owners to achieve the successful installation of antennas. Exterior alteration applications pertaining to the Act will be processed expeditiously.

A. Satellite Dishes

Direct Broadcast Satellite (DBS) dishes that are less than one meter (39 inches) in diameter may be installed when they meet the following criteria:

1. Satellite dish antennas will be mounted on the rear of the house or in the rear yard,

except when such locations prevent adequate signal reception.

2. Satellite dish antennas will be positioned so that they cannot be seen from the front of the house, and so that the antenna top is no higher than the top of the roof on the rear side of the house, except when such locations prevent adequate signal reception.
3. Satellite dish antennas may be painted a color compatible with the house color or background to minimize any visual intrusion on the house and surrounding property.
4. No satellite dish antennas for personal use will be installed in common areas.
5. An application is required and must include the following information:
 - a. A plat of the property showing the location of the antenna in relation to the applicant's house and existing site improvements.
 - b. A picture and/or drawing of the satellite dish, including dimensions and mounting details.
 - c. The color of the satellite dish, its components, and the color of the house siding, roof, and trim.

B. Wireless Cable and Television Antennas

Multichannel Multipoint Distribution (wireless cable) Service (MMDS) and Television Broadcast Stations (TVBS) antennas may be installed when they meet the following criteria:

1. Antennas will be mounted preferably inside the attic of the house, on the rear of the house, or in the rear yard, except when such locations prevent adequate signal reception.
2. Antennas will be positioned so that they cannot be seen from the front of the house, except when such locations prevent adequate signal reception.
3. Antennas will be mounted no higher than twelve (12) feet above the top of the roof.
4. Antennas will be wired safely and neatly so as to be barely visible and reasonably protected from outside forces.
5. No antennas for personal use will be installed in common areas.
6. An application is required and must include the following information:
 - a. A plat of the property showing the location of the antenna in relation to the applicant's house and existing site improvements.
 - b. A picture and/or drawings of the antenna, including dimensions and mounting details.
 - c. The color of the antenna, its components, and the color of the house siding, roof,

and trim.

When Criteria is Not Met

The Architectural Review Board reserves the right to approve applications in locations other than those set forth if the antenna would not receive sufficient signal strength for adequate reception in any of the settings discussed herein. In such as instance, the applicant shall state in the application (a) the problem with the signal strength and (b) the desired alternate location. Under such circumstances, the ARB will review the alternate location proposed to ensure that it is necessary to afford sufficient signal strength for reception and would cause the least amount of visual intrusion in the neighborhood. The ARB may require the applicant to install harmonizing visual barriers, such as lattice or landscaping, around the device in order to diminish any adverse visual effect.

Vehicle Parking

1. See Article VII, Section 21 of the *Covenants and Restrictions*.
Note: The Association shall grant an Owner permission to bring on the property a boat, boat trailer, motor home, camping trailer or van if the vehicle is owned by the Owner. The Owner shall not have such vehicles on the property for more than twenty-four (24) hours preparing it for storage or use. If the vehicle is to be parked on the street overnight, a permit must be obtained.

Construction Site Requirements

1. Property Owners are responsible for the actions of their Building Contractor, and the Building Contractor is responsible for the actions of his employees, subcontractors, suppliers, and any other persons involved in the construction or alteration of a home site.
2. All job sites will be kept in a clean and orderly condition. No materials will be stored or placed in the right-of-way or on adjacent properties. All job site debris shall be contained. Should it be necessary for the Seaside Plantation to clean a site or have a site cleaned, the offending contractor will be responsible for paying the costs.
3. The owner and contractor are responsible for any damage caused by construction delivery vehicles, concrete trucks and contractor vehicles to the edge of the street in front or on the side of the lot. The owner is responsible for any base work and repaving that needs to be done to restore the street to original condition. If the owner does not complete this repair work, the ARB will deduct this repair cost from the applicant's construction deposit.
4. No signage is permitted at any job site unless required by law or approved by the ARB. Permits shall be posted in the permit box provided with the Contractor sign.
5. Construction hours are 7:00 a.m. to 7:00 p.m., Monday through Saturday. Builders must

make special arrangements for any Sunday work by requesting approval in advance, before 12:00 p.m. on Friday. No exterior work is to be performed on the following days: Sundays, Good Friday, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day, and New Years Day.

6. All Builders shall keep a 24-hour emergency phone number on record with the Property Manager and the ARB.
7. No alcoholic beverages or illegal drugs are permitted on job sites.
8. The playing of loud music is prohibited.
9. Silt fencing shall be used to mark the perimeter of the building site and to protect trees and their root systems from vehicles, equipment, and materials. Tree fencing shall be used to protect all trees that are to be preserved.
4. All persons, including construction personnel, shall drive carefully, obey the community wide 25 m.p.h. speed limits, avoid parking on vacant lots, and put up cones and use flagmen when needed to warn of a potentially dangerous situation.
11. Any agents, subcontractors, and employees of builders who violate construction site requirements or any other ARB criteria may be removed and prohibited from entering Seaside Plantation by the ARB.
12. Builders shall take all reasonable precautions to prevent accidents. When it is necessary to use a street for a brief period to load or unload, flagmen and/or warning devices shall be used at all times.
13. In no case should streets be used as material staging areas. Piling materials in any street or cul-de-sac is not allowed.
14. No fires on construction sites are allowed.
15. Temporary construction site trailer offices may not be placed on any home site unless the ARB has granted permission and approved the proposed trailer site.
16. Construction trucks shall not be allowed on neighbors' home sites. Trucks may not be parked on neighboring property without the written permission of the Owner of that property. Parking on the curb or on the sidewalk shall not be allowed.
17. This section also incorporates the Rules for Residential Construction, which can be found at www.seasideplantationnmb.com.

VI. Building a Home: The ARB Process

The construction of a home and landscaping of a home site require ARB approval. The following is an outline of the steps required in the design and construction approval process from architectural review to final inspection.

Architectural Review

Applicants must also provide the following items at the time of application:

1. Design Review Fee of \$200.00 for new construction. This review fee is non-refundable.
2. Construction Deposit

When a contractor or Owner, as the applicant, submits plans to the ARB for design and construction approval, the submission shall include the construction fee described below. On all new construction, major additions or renovations, the contractor or homeowner shall submit to the ARB, a construction deposit of four thousand dollars (\$4,000.00) per home, to be held in escrow by the ARB until the improvements are completed and the Seaside Plantation ARB performs its final inspection. The construction deposit shall be used to offset any costs incurred by the ARB or the Seaside Plantation Property Owners Association, Inc. in order to:

- A. Repair damage to any property caused by the contractor or homeowner or their subcontractors, suppliers and representatives during construction;
- B. Recover legal fees and other costs incurred by the ARB or the Association in order to correct any construction or alteration not performed in substantial compliance with the plans receiving final approval; and
- C. Pay for any fines or penalties imposed by the ARB or the Seaside Plantation POA for violations of any rules of conduct or regulations governing use of any property within the Seaside Plantation.

3. Application for Construction At Seaside Plantation

The 3-page Application for Construction at Seaside Plantation is available for download and printing at www.seasideplantationnmb.com. The application must be filled out in its entirety, and will include the following information regarding design of the proposed construction.

- a. Topographic survey
- b. Site Plan
- c. Tree Survey
- d. Architectural plans
- e. Specifications
- f. Elevations (including adjacent structures)

- g. Landscape Plans
- h. Irrigation Plans
- i. Construction Schedule
- j. Exterior materials

Plans submitted for review, or any portion thereof, may be disapproved upon any grounds which are consistent with the purpose and objectives of the ARB and the Architectural Guidelines including purely aesthetic considerations.

The ARB shall, within 30 days after receipt of each submission of the plans, advise the Applicant, in writing, of either (a) the approval of the plans or (b) the disapproval of the plans. Any disapproval of the plans will specify the segments or features of the plans which are objectionable and provide any suggestions for curing the objections which the ARB may have. If the ARB fails to advise the Applicant by written notice within the thirty days of either approval or disapproval of the plans, the Applicant may give the ARB written notice of such failure to respond, stating that unless the ARB responds within ten days of receipt of such notice, approval shall be deemed granted. Upon such further failure, approval shall be deemed to have been given.

After receipt of notice of approval from the ARB, the Applicant should submit all plans to the necessary departments and agencies of the City of North Myrtle Beach to acquire all necessary permits and authorizations to commence construction. The Applicant shall maintain a copy of the same at the construction site.

Gate Access Cards (a maximum of 12) will be assigned to the Contractor upon the ARB's approval of the application for construction. These cards will permit the Contractor, and his subcontractors and suppliers, to gain access to Seaside Plantation only at the security gate closest to U.S. Route 17, and only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. At the completion of construction, the access cards shall be returned to the ARB, and for each card not returned, a fee of \$25.00 per card will be deducted from the amount of the deposit to be returned to the Applicant.

Prior to any construction activities, the property lines shall be identified by a series of stakes connected by strings. Trees that are to remain shall be clearly marked and protected. Absolutely no clearing of the lot may be done prior to ARB approval without contacting the ARB.

Construction and Landscape Installation

Upon granting of approval, construction and landscaping installation may begin. The right of entry and inspection is specifically reserved by the ARB, its representatives or agents to visit all or any portion of the Owner's property for the purpose of verifying compliance with the requirements of the ARB and the Architectural Guidelines.

Representatives of the ARB may make periodic inspections without prior notice during the entire construction period. The Owner/Applicant will be notified in writing of any items and exceptions noted during the inspection, and all such items and exceptions must be resolved to the

satisfaction of the ARB.

Note: If construction does not commence on any work for which approval has been granted by the ARB within six months of such approval, the approval shall be deemed withdrawn, and it shall be necessary for the Applicant to resubmit the application for reconsideration in accordance with the Architectural Guidelines. All construction of homes shall be completed within nine months of commencement of such construction, unless completion is delayed due to causes beyond the reasonable control of the Owner, as determined in the sole discretion of the ARB.

Revisions and Changes

Any revisions or changes to plans which have already been approved by the ARB will need to be submitted to the ARB for approval. The ARB will notify the Applicant in writing within ten days of submission of approval or disapproval of the revision or change. Any application for a revision or change will be accompanied by appropriate design documents.

Compliance Inspection

After construction of the home and all landscaping has been completed, as indicated by the issuance of a certificate of occupancy by the City of North Myrtle Beach, the Applicant shall contact the ARB, and the ARB shall inspect the property to ensure compliance with the approved plans and the Architectural Guidelines. If the ARB representative finds that all construction has been completed in compliance with the approved plans and specifications, the ARB will so notify the Applicant. The Applicant must provide "as-built" drawings to reflect any exterior changes from the original design approved by the ARB. The Applicant must return the gate access cards that were issued to him by the ARB, and the ARB will then notify the Property Manager to release the remainder of the construction deposit. If the ARB representative determines that the construction and landscaping have not been completed in compliance with any of the foregoing documents, the ARB may seek any enforcement remedies available to it as provided in any such documents or any pertinent or related by-laws or the articles of incorporation.