

**The Lakes Master Homeowners Association**  
**ARCHITECTURAL GUIDELINES and OTHER RESTRICTIONS**

**These Guideline and Other Restrictions are an additional listing of Board approved rules and restrictions that are not included in the other association governing documents. These Guidelines and Other Restrictions are binding. Please refer to the other governing documents of the association to ensure you are aware of all of the rules and restrictions of the community.**

No building, dwelling, accessory building, improvement or structure, all as defined in Section 2 hereof on any Single-Family Lot shall be erected, constructed, placed, demolished, or altered until an application, including plans and specifications showing the nature, kind, shape, height, materials, and location of the same, shall have been submitted to and approved in writing by the Architectural Control Committee (ACC).

**NON COMPLIANCE WITH ACC:** ACC approval must be obtained prior to work being started and all work must be done in accordance with the approved ACC application for the project.

**EXTERIOR CHANGES AND IMPROVEMENTS:** No improvements (painting, paving, storage sheds, home additions, pool construction, major landscape changes, adding concrete, etc.) can begin or be erected until a detailed plan has been submitted to the ACC of the Lakes of Summerville and written approval granted. All sheds, pergolas, patios, porches, changes to the house, adding concrete to your property, etc. may require a permit from The Town of Summerville. There may be a charge for the permit. Any sheds, fences, buildings or concrete that is added or replaced must adhere to the Rules and Regulations on file at the time of addition or replacement. All modifications or additions approved by the ACC should be complete within **sixty (60)** days from the start date on the approval letter. Owner to contact the managing agent if extension is needed. Once the managing agent is notified that work is completed, a follow up inspection will be done by the ACC. Upon passing the follow up inspection the ACC Application will receive final approval.

**SPECIFIC GUIDELINES FOR INDIVIDUAL ITEMS**

**ANTENNAS and SATELLITE DISHES:** Every effort should be made to place satellite dishes at the back of the house where they cannot be seen from the street.

**ARBORS:** Require ACC Approval.

**ARTIFICIAL VEGETATION:** Is not allowed.

**AWNINGS:** Require ACC Approval.

**BASKETBALL HOOPS:** Portable basketball hoops are permitted as long as they are in good condition. Portable basketball hoops must not be next to the street and must be placed at the top of the driveway when not in use. Permanent basketball hoops are not allowed and may not be attached to the house or any other structure.

**BUILDING CONSTRUCTION:** No building or structure shall be in excess of a height permitted by the Town of Summerville Zoning Ordinances unless otherwise approved by the ACC and the Town of Summerville. No accessory building or structure shall be permitted unless approved in writing by the ACC.

**CHANGING ELEVATIONS:** No Owner shall excavate or extract earth for any business or commercial purpose. No elevation changes shall be permitted, unless approved in writing by the ACC.

**CLOTHES LINES:** Clotheslines are not allowed.

**COMMON AREA:** Owners whose property abuts any common area, easement or right-of-way are not allowed to encroach into such area with any type of structure, fence or recreational equipment.

**DECKS:** The ACC must approve all decks, other than those which may be builder options at the time the house is built. The ACC will use the following criteria in determining whether to approve an application to construct a deck: Decks may be constructed on rear of property. Materials should be compatible with the style of the house to which they are attached. Decks must be of a scale and style compatible with the home and environmental surroundings. **NOTE:** The covered area of your deck should not be enclosed without ACC approval.

**DOG HOUSES:** Dog houses may be approved if compatible with applicant's house in terms of color and material. Dog houses should be located where visibly unobtrusive to neighbors. Use of appropriate screening is encouraged, may be required in some cases, in order to minimize any negative visual impact.

**DOG RUNS:** Dog runs are not allowed.

**DRAINAGE:** Any impact to existing drainage requirements, which might result from construction must be considered, addressed in the application and architecturally and environmentally sound mitigation proposed. All discharge must be contained on the homeowner's property. **No portion of existing drainage systems shall be removed nor their function be impeded without ACC approval.**

**DRIVEWAYS:** All driveways, parking areas and entrances to garages shall be of a substance approved in writing by the ACC and of a uniform quality.

**EXTERIOR AIR CONDITIONERS:** Individual air conditioning units extending from windows or walls requires ACC approval and will not be allowed if seen from the street or any surrounding structure. Exterior air conditioning units or heat pumps may be relocated or added only if there is no adverse visual impact to adjoining properties or potential noise disturbance to neighboring homes. The ACC may require that permission be granted by the neighboring owner.

**EXTERIOR OBJECTS:** Exterior sculpture, fountains, flags, birdbaths, birdhouses and similar items must be approved by the ACC with the exception of objects and lighting displayed for the seasonal holiday duration and/or a special occasion. Residents should consider the following standards when choosing objects in view that do not require ACC approval which includes, patio furniture, grills, and holiday decorations which are temporary in nature.

**Location:** The ACC will apply a more narrow set of standards to objects located in front yards or positioned where they can be fully viewed from the street fronting the applicant's property than those objects located in back yards, or within screened locations of lesser visibility and impact.

**Color:** Objects must not contain colors or color combinations considered excessively bright, garish, jarring, overly reflective, or luminescent. The color or colors of an object must compliment the overall appearance of the home and not distract from it in a way that draws excessive attention to the object.

**Design:** Items must be compatible in general style and in quality of materials and workmanship with the architectural characteristics of the applicant's home, adjoining homes, and the neighborhood setting.

**Intrusiveness:** Objects must not substantially intrude by sight, sound, or smell upon adjoining homes or the neighborhood setting. This includes having or using burn barrels or open pits used to have fires.

**Materials:** Objects must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and must be capable of maintaining an attractive appearance. An object may be allowed to become mossy, rusty or weathered only if it is appropriate to such an object and only if it presents an attractive appearance compatible with the home, adjoining homes, and the neighborhood setting.

**Relationship To The Environment:** Objects shall not create an adverse impact on the natural environment by their installation or location. The ACC will consider such issues as an alteration in the rate or direction of water runoff, the removal of trees or other substantial plants, and/or the creation of attractions, which are hazardous to wildlife by their nature or location.

**Safety:** Objects shall not create a hazard to public safety or become an "attractive nuisance".

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

**EXTERIOR LIGHTING:** Any alterations or additions to exterior lighting should be for the purpose of improving footing, navigation and/or security. Lighting may not be so installed as to illuminate any portion of an adjoining lot or to shine into any window. The amount of light produced should not be so excessive as to create a distraction or have a negative impact on the neighborhood. Replacements or additions must be compatible in style and scale with the applicant's house. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings. The applicant must "call before you dig" for locations of existing utility lines. The installation of lamp posts **DOES** require ACC approval. Temporary lighting for decoration, holiday or festival use, does not require a formal application. Holiday lighting should be operative for a period not to exceed six weeks. After the period of use, all temporary lighting and decorations shall be removed.

**FENCES:** The ACC at its sole discretion can approve or deny a fence request based on multiple factors to include, but not limited to, visibility from the street, impact on adjacent owners and/or common area, visual impact on community, continuity of community style and style of fence in relation to the home.

**Fence Materials:** Fencing may be constructed of cedar, redwood, pressure treated lumber, or other appropriate wood fencing material as well as white vinyl and black aluminum.

**Fence Color:** Application of a transparent or semi-transparent stain/sealant in a natural wood color is permitted. Painting and solid stain may not be used on wood or vinyl fencing.

**Fence Design:** Acceptable styles of wooden fences are privacy, shadow box and picket fences. Chain link and barbed wire is not allowed. Crossbeam structure shall not be visible from any street unless approved in writing by the ACC. The finished side must face away from owners' property, unless approved in writing by the ACC because there is an existing fence already along that property line. All corner posts must be set in cement. Maximum span between posts is 10 feet across.

Fences cannot extend further than half way up the length of the garage and/or house and must be placed at the same distance on each side to make the front view uniform. Gates should complement the fence material in style, color and height. Fences must be installed one (1) inch from the grass level to allow for drainage. Fences may not be constructed to impede with drainage. Owners are encouraged to build at property line and tie into existing fences. If it is chosen to build inside the property line, owner is responsible for maintaining the area outside of the fence to the property line. Encroachment permits must be obtained from the Town of Summerville by the owner prior to construction starting. The Lakes of Summerville ACC

approval does not negate the need of city or county building permits if required.

**Fence Height:** Non-lake lots: Maximum fence height is six (6) feet high. Lake lots:

**Maximum** allowed side fence height is six (6) feet high. If the sides of the fence are six feet in height they must start to taper down in a continuous angle to the **maximum** allowed lake side fence height of four (4) feet. This taper must start at a **minimum** of eight (8) feet from the lake side fence. If the fence on the lake side is less than 4 feet in height the taper must be continuous to its maximum height.

**FLAG POLES:** The ACC has granted an exception and will not require an official Plat showing the location of the Flag Pole on the property. They will accept a legible hand drawn diagram of your proposed Flag pole location. Owner will only fly the American flag 3'x5' in size. Flag poles for one and two story homes can only be 20' or 25' high. They must be installed with 10% underground or flange mounted according to manufacturer directions and specifications. Material can be aluminum or fiberglass. Top ornament can be a Ball, Eagle, Solar light or a combination of the above. Flag pole location must be in the front yard or the back yard, not in side yard between houses. Location – 20' to 25' inside the property line and 20'/25' away from sidewalk. Or if this is not achievable due to lot size then the pole should be placed half way between the road and the house.

**GARBAGE AND REFUSE DISPOSAL:** Trash containers shall be screened to conceal them from the view of neighboring Lots and streets. Garbage cans, trash containers, boxes, bags, and other trash or debris shall not be placed on the street until the evening before pick-up and all empty containers shall be removed the same day.

**GRADING AND DRAINAGE:** Changes in grading, e.g., berms, mounds, etc. or channeling of any drainage water onto neighboring or common areas is not permitted.

**GUTTERS AND DOWNSPOUTS:** Require ACC Approval.

**INTERSECTION OBSTRUCTION:** The lower branches of trees or other vegetation shall not be permitted to obstruct the view at intersections.

**INVISIBLE ELECTRONIC FENCES:** These are subject to the same placement parameters as physical fencing, except that the wiring may extend no closer than one foot from the property lines. Owners are responsible for circumstances resulting from their pet getting out of the restricted area.

**LAKES and RETENTION PONDS:** No swimming, boating, or bathing in the lakes/retention ponds.

**LANDSCAPING:** Trees qualifying under the Town of Summerville zoning ordinance for tree protection shall not be intentionally destroyed or removed. Removal of any tree (dead or alive) over six (6) inches in DBH (Diameter at Breast Height) must have permission from the Town of Summerville as well as the ACC. Each Owner shall keep all Lots owned by him or her and all improvements therein and thereon, in good order and repair, including but not by way limitation, the seeding, watering, and mowing of all lawns and grounds, and the pruning and cutting of all trees and shrubbery, all in a manner and with such frequency as is consistent with safety and good property management. No lawns, grass, weeds, or re-growth of brush shall be permitted to grow to a height exceeding 6" on any Lot at any time. Lots shall specifically include all easements on each Lot. Extensive landscape plans or enhancements must be submitted to the ACC. The Owner must provide detailed plan and plat plan showing the landscape improvements to the ACC.

**MAILBOXES and DELIVERY RECEPTABLES:** Mailbox, mailbox post and color must be uniform in color and style as placed by the builder and will be maintained by the homeowner.

**MAINTENANCE OF PROPERTY:** The appearance of each and every home in the community affects not only the overall look of the community but the individual property values within it. Property ownership in the community includes the responsibility for continued maintenance of all structures and grounds. This includes, but is not limited to, keeping buildings and structures in good condition and repair, removing all debris and pet excrements. All decks, fences and children's recreation/play equipment must be kept in good repair all in a manner which such frequency as is consistent with safety and good property management. 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 the condition.

**MINING AND DRILLING:** No mining or drilling allowed.

**OUTDOOR HOT TUBS/SPAS:** Require ACC Approval.

**PAINTING:** The painting of vinyl siding is prohibited.

**PAINT COLORS:** Changes in the paint color of the trim, doors or shutters require ACC approval. If it is desired by the owner to have the main entrance door a different color than that of the shutters, an approval form must be submitted to the ACC. This color change must also comply with the colors that the ACC has previously approved as shown in **Exhibit (A)**.

**PARKING: BOATS ON BOAT TRAILERS:** Owners must complete and return The Lakes Master Association the Boat, Trailer, and RV Storage Area Permission Form to the Management Company prior to parking in the boat storage area.

**PARKING: TRAILERS, TRUCKS, TRACTOR TRAILERS/CABS AND BUSES:** No vehicles, accessory vehicles, boats, trailers, RVs, etc. may be stored at the Clubhouse parking area without expressed permission from the Association which will be considered on a case by case basis based on the circumstance of need. Parking of boats, boat trailers, covered trailers, RVs, etc. may be parked in the designated Boat, Trailer, and RV Storage Area with permission from the Association. Owners must complete and return The Lakes Master Association Boat, Trailer, and RV Storage Area form to the management company prior to parking in the storage area.

**PATIOS:** Patios that are not builder constructed before closing require the prior approval of the ACC.  
**Colors and Materials:** Visible portions of patios must be constructed only of concrete, brick, slate, stone, or concrete interlocking pavers. Colors should coordinate with the existing materials and colors of the home and typically be neutral earth tones. A sample color must be provided with the ACC request.

**PERGOLAS:** Require ACC Approval. Pergolas are defined as an outdoor structure consisting of columns that support a roofing grid of beams and rafter. This roofing grid may be left open or covered so as to create an area sheltered from the elements. Pergolas may be freestanding or attached to a house.

**POOLS: ABOVE-GROUND:** Above ground pools are not allowed anywhere in The Lakes of Summerville.

**POOLS: IN-GROUND:** Require ACC Approval. All approved in-ground pools must comply with the fence requirements for safety.

**PONDS: REFLECTING POOLS:** Require ACC Approval. Depth, appearance and size will be taken into consideration.

**PROPANE/FUEL STORAGE TANKS:** Require ACC Approval. All fuel tanks must be buried or screened from view as approved by the ACC and must be installed in accordance with all applicable federal, state, and local laws, rules, and regulations.

**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. Examples include, sandboxes, playhouses, swing sets, etc. The following factors will govern approval of such equipment:

**Scale and Design:** The equipment must be compatible with the lot size. The design and any individual screening are additional considerations in evaluating whether or not there will be an adverse visual impact. Natural colors are encouraged.

**Height:** The equipment must not be readily visible from adjacent roadways and common elements.

**Swing Sets:** Swing sets may be metal, vinyl or constructed of wood. Slides must not exit toward adjacent property.

**Play Areas:** Play areas may include sandboxes and large mulched areas around swing sets. Play areas must be set back one (1) foot from the property line. The areas may be edged with timbers or other suitable edging material. To avoid the use of sandboxes by animals, you are encouraged to cover them when not in use.

**Trampolines:** Trampolines must be placed in the rear yard and kept in good condition.

**ROOFING:** No metal roofing on homes main roofs or garages will be allowed. No roll roofing is allowed. **The Town of Summerville requires that a permit be obtained from them before beginning roof replacement.** Any changes to existing roofing or replacement of existing roofing must be pre-approved by the ACC. This includes the type of materials and color used. No extreme colors will be permitted. Any free standing additions such as outbuildings must use the same style and color of materials as the existing shingled roof. **Exceptions:** The addition of sunrooms may have (pre constructed) aluminum roofing installed, this will only be approved through the ACC approval process. This roofing must be white in color.

**SHEDS:** Sheds are to be constructed of the same material as the house (vinyl siding) and shingled roof. Sheds must be enclosed on all sides. Sheds must be anchored to meet hurricane specifications. Colors of the siding and roofing to match the existing colors of the house and roof.

**SIGNS:** A maximum of two signs is allowed.

**SOLAR PANELS:** Require ACC Approval.

The ACC reserves the right to suggest the location of the solar panels. Solar panels should be placed on the back of the house or on roof sections not visible from street view if possible. The solar panel(s) should match the color of the roof as close as possible. The ACC has granted an exception and will not require an official Plat of the property showing the location of the Solar Panels on the roof. The ACC will accept proper location description documents as provided by the installation company. Solar panels must be installed by a licensed contractor. The roof is the only location solar panels may be installed. The solar panels and any associated equipment must be very dark in color and mimic the roofing shingles on the homes. Bright colors, metals, etc. may not be attached to the panels. Only the panels may be visible from the street / and or neighbors homes. Wiring, conduit or equipment must go

through the roof of the home into the attic space. No wiring, conduit, or equipment is allowed to run off of the roof, alongside the home, or down the side of the home unless the ACC determines the home meets the requirements for an exception.

**STORM/SCREEN DOORS:** The addition of storm or screen doors on the front of the residence must be approved by the ACC.

**WALKWAYS:** The installation of any new walkways (concrete or other material) needs prior ACC approval.

**WALLS:** Walls of any sort must receive ACC approval before being constructed. This includes retaining walls. Railroad Ties will not be allowed to be used for this purpose.

**WATER WELLS:** Water shall be supplied through the municipal system. The ACC may approve wells for watering of Lots or such wells as may be required for heating and air conditioning systems so long as such wells do not lower the level of any pond or affect the quality of the pond water.

**WIRES AND CABLES:** All utility service lines connecting to residences shall be underground. Any other wires and cables must be installed so not to be seen from street view.

**YARD CLUTTER:** Activities or hobbies that cause properties to be disorderly, unsightly or unkempt are not allowed. Example: Assembly or disassembly of motor vehicles, lawn care tools stored in view, construction supplies stored in view, play equipment and toys in disarray, etc.

## Exhibit A

**These colors are the existing siding colors of all of the homes.**

<b>Boral Brick Sections New colors 9/30/13</b>	<b>Royal Crest Vinyl Selections New colors 2/20/14</b>
Walnut Grove Queen	White
The Ashley Queen	Linen
Clayburne Queen	Vintage Cream
Lakeside Princess	Sand
Monticello Blend Princess	Beige – discontinued 7/15/14
	Wicker
	Clay – discontinued 4/15/14
	Sterling
	Driftwood -discontinued 4/15/14
	Gray – discontinued 4/15/14
	Blue Gray
	Heather
	Harvard Slate
	Flagstone
	Pebble Clay
	Cypress

**The following colors are allowed for shutters and doors. The Norandex paint colors are opposite the comparable colors in the Sherwin Williams paint colors.**

<b>Norandex Mid America Shutter Color</b>	<b>Sherwin Williams Paint Color</b>
Black 002	SW 6258 Tricorn Black
Wedgewood Blue 004	SW 6222 Riverway
Clay 008	SW 7550 Resort Tan
Federal Brown 009	SW 2923 Bramble Bush
Musket Brown 010	SW 2735 Rockweed
Tuxedo Gray 018	SW 2118 Gunmetal Gray



Wicker 023	SW 7534 Outerbanks
Burgundy Red 027	SW 7593 Rustic Red
Forest Green 028	DCR 097 Marion Forest
Classic Blue 036	SW 6230 Rainstorm
Wineberry 078	SW 2901 Wine Country
Midnight Green 122	SW 6216 Jasper
Midnight Blue 166	SW 7605 Gale Force
Bordeaux 167	SW 6020 Marooned
Colonial Green 282	SW 6180 Oakmoss
Moss 283	SW 6426 Basque Green
Sage 284	SW 6192 Coastal Plain
Plum 285	SW 6019 Poetry Plum

**The following colors are also allowed for shutters and doors.**

<b>Norandex Mid America Shutter Color</b>	<b>Sherwin Williams Paint Color</b>
White 001	SW 528 Deep Sea
Bright White 117	SW 510 Hunter Green
	SW 529 Garden Green
	SW 509 Navy Blue

**The following colors are allowed for Entrance Doors ONLY.**

<b>Sherwin Williams Paint Color</b>
SW 7584 Red Theater
SW 7586 Stolen Kiss
SW 7585 Sun Dried Tomato