

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #: 2023001651

Receipt Number: 281450

Return To:

Recorded As: EREC-RESTRICTIVE COVENANTS

Recorded On: January 18, 2023

Recorded At: 04:32:14 PM

Received From: SIMPLIFILE

Recorded By: WK11

Parties:

Book/Page: RB 4462: 405 - 414

Direct- FOREST EDGE PROPERTY OWNERS

Total Pages: 10

Indirect- FOREST EDGE PROPERTY OWNERS

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00

Tax Charge: \$0.00



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

Upon recording please return to:
Harvey & Vallini, LLC
497 Bramson Ct. Ste 201
Mt. Pleasant, SC 29464

FOREST EDGE
PROPERTY OWNERS
ASSOCIATION, INC.

Fence Guidelines

References:
RB 3211 at 98
RB 4046 at 431
RB 4403 at 980
RB 4462 at 212

FOREST EDGE

FENCE GUIDELINES

The Architectural Review Committee (ARC) reviews applications and additional information submitted for all new improvements and alterations to existing improvements, including but not limited to, fencing at Forest Edge. Prior to fence construction, homeowners are required to obtain approval from the ARC. If necessary, a permit from the Berkeley County may be required. It is the homeowner's responsibility to verify all building regulations regarding your project.

Plans for any fencing must be submitted to the ARC for approval prior to commencement of construction or placement. Applications must be submitted with a plot plan showing the footprint of the home and property lines to scale, in relation to the proposed fence. Fencing location must be sketched on the plot plan. All prior improvements must be included on the plot plan (added sunroom, patio, other landscaping beds, swing set, gazebo, etc.). *(SEE APPENDIX A FOR PLOT PLAN EXAMPLE)*. Samples indicating color selection, style, and product type must be included. It is acceptable for this information to be from websites or brochures.

Locations:

Fences shall be located in the rear of the house and should begin no more than the middle point of the home, forward from the rear corners of the house, extending out towards the side Property line, then towards the back Property line. The ARC approves or denies a fence request on the basis of maintaining the overall appearance of the neighborhood. The ARC does not have the authority to give permission to building a fence within an area that is controlled by a third party (such as an easement or right-of-way). Fences may not impair drainage on any lot and must be built 3 inches above grade if in a drainage easement. The Owner shall bear all the risk if a fence is installed in one of those areas.

Size:

Fences must be six (6) foot unless lot borders a pond, wetlands, or critical line. If lot falls within these exception criteria, the ARC will allow a four (4) foot fence OR a six (6) foot fence on the front and side property lines, tapering to four (4) in the last side panel, with four (4) foot along rear.

Styles:

There are three (3) options for fencing in Forest Edge. *(SEE APPENDIX B FOR SPECIFICATIONS)*

Materials:

Fences must be constructed only out of wood or aluminum. No vinyl fencing or chain link fencing is allowed.

Staining:

All wood fencing requires approved staining. There are two approved stain colors for Forest Edge. Staining is required to be applied within 30 days of fence completion. *(SEE APPENDIX C FOR SPECIFICATIONS)*

ANY EXISTING OR PROPOSED IMPROVEMENT WITHIN AREAS DESIGNATED AS DRAINAGE AND OTHER EASEMENTS CARRIES WITH IT SOME RISKS TO THE OWNER. OWNERS WISHING AND APPROVED TO MAKE ANY MODIFICATIONS WITHIN DRAINAGE EASEMENTS DO SO WITH AN UNDERSTANDING, AGREEMENT, AND ACCEPTANCE OF THE FOLLOWING:

- ***MODIFICATIONS WITHIN ANY EASEMENTS ARE SUBJECT TO REMOVAL BY ANY AUTHORIZED ENTITY OR MUNICIPAL AUTHORITY REQUIRING ACCESS INTO THE EASEMENT AREA. SUCH REMOVAL MAY BE COMPLETED WITHOUT PRIOR NOTICE TO THE OWNER.***
- ***NEITHER THE DEVELOPER, BUILDER, ARC, POA, OR MANAGEMENT COMPANY ARE UNDER ANY OBLIGATION TO REPAIR, RESTORE, OR REPLACE ANY OR PART THEREOF REMOVED OR DAMAGED WITHIN THE EASEMENT.***
- ***HOMEOWNERS ARE REQUIRED TO OBTAIN ENCROACHMENT PERMITS FROM LOCAL MUNICIPALITIES FOR FENCES CONSTRUCTED WITHIN DRAINAGE EASEMENTS.***

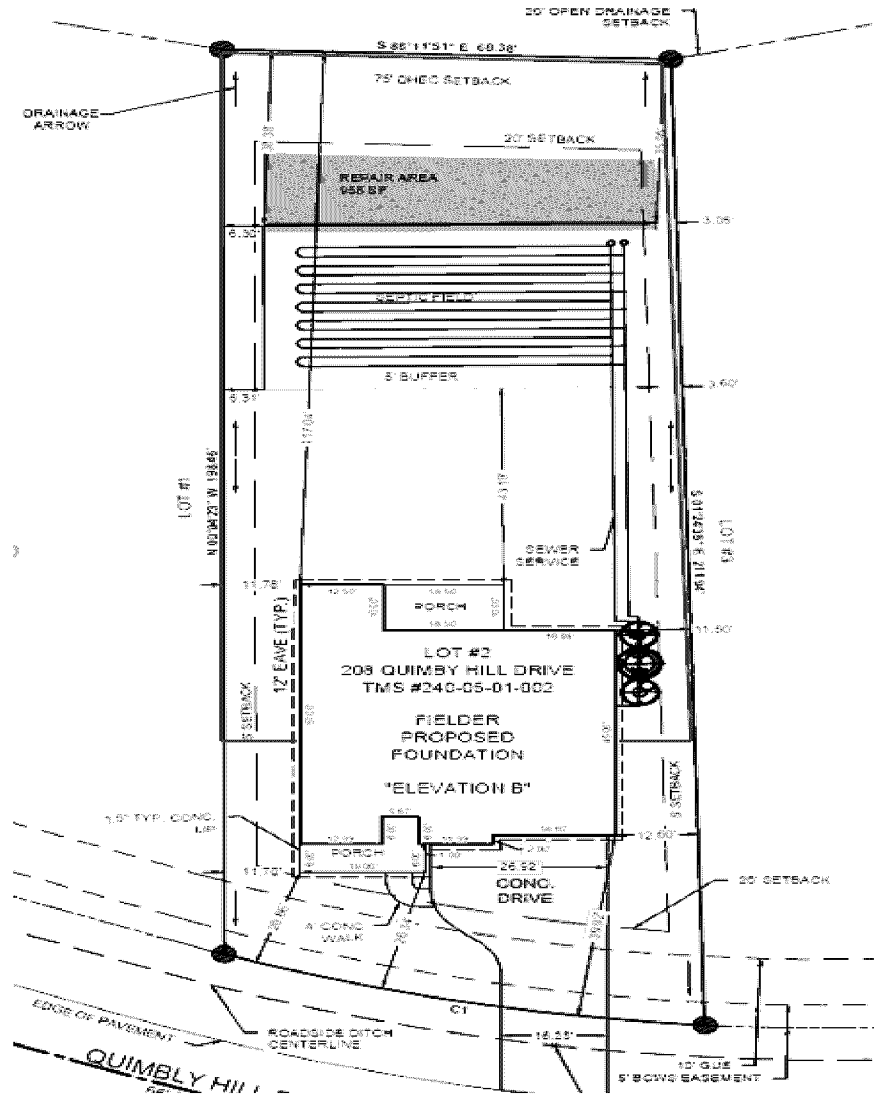
- **THIS DISCLAIMER AND THE ASSOCIATED ARC RULES WILL BE MODIFIED FROM TIME TO TIME.**

If construction does not commence on a project for which plans have been approved within six (6) months after date of approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to reapply for approval before commencing construction of any proposed improvements. Once construction is commenced, it shall be diligently pursued to completion. All work shall be completed within one year of commencement unless otherwise specified in the notice of approval or a written extension.

All owners and their guests shall abide by all rules and regulations of the Association, and all zoning ordinances, building codes, and regulations of all government bodies of competent jurisdiction. The Board of Directors shall have the power to impose reasonable fines upon an owner, his guests, invitees, or lessee.

APPENDIX A

Plot Plan Example



APPENDIX B

Fence Style Option #1



Shadowbox with Trim

- Support Rails: 2x4x8
 - Line Post: 6x6x8
- Board Spacing: 2.0" – 3.0"
- Top Trim Piece: 2x6x8
- 1x4 trim on inside and outside of fence
 - Toe-nailed 2x4s
- Pre-Fabricated Post Caps (Wood Only – no metal)

Fence Style Option #2
*****Style Only Permitted on Perimeter Lots*****



Charleston Style (Trim Board on Top)

- Support Rails: 2x4x8
 - Line Post: 6x6x8
- Vertical Fencing Boards: 1x6
 - Board Spacing: None
 - Top Trim Piece: 2x6x8
- 1x4 Fascia (underneath 2x6 top trim piece)
 - Decorative Wood Cap (No Metal)

Fence Style Option #3



Black Aluminum

- Picket size: 5/8" thick
- Picket spacing: 2"-3"
- Fence sections: 6' wide x 6' tall

APPENDIX C

Fence Stain Option #1

WOODSCAPES®
 Exterior Polyurethane
 Semi-Transparent Stain
 A15T00005



SHERWIN-WILLIAMS 2528 12/17/18
 843-851-8631 Order# 0187178

EXTERIOR STAINS
 WOODSCAPES POLYURETHANE
 FLAT STANDALONE

C/C AGED OAK
 CUSTOM MANUAL MATCH

CCEXCOLORANT	OZ	32	64	128
B1-Black	-	38	-	-
N1-Raw Umber	-	16	-	-
R2-Maroon	-	4	-	-
Y3-Deep Gold	-	24	-	-

ONE GALLON
 A15T00005

STS CLEAR
 1040351

SHERWIN-WILLIAMS 2528 12/17/18
 843-851-8631 Order# 0187178

EXTERIOR STAINS
 WOODSCAPES POLYURETHANE
 FLAT STANDALONE

C/C AGED OAK
 CUSTOM MANUAL MATCH

CCEXCOLORANT	OZ	32	64	128
B1-Black	4	22	-	-
N1-Raw Umber	2	16	-	-
R2-Maroon	-	20	-	-
Y3-Deep Gold	2	56	-	-

FIVE GALLON
 A15T00005

STS CLEAR
 1040369

Non Returnable Tinted Color
 CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0187178-001

Non Returnable Tinted Color
 CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0187178-001

Fence Stain Option #2

BEHR Transparent "Antique Oak"

