

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

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

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*** ELECTRONICALLY RECORDED DOCUMENT ***

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*** 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
Attn: Anne Huebschen
497 Bramson Ct. Ste 201
Mt. Pleasant, SC 29464
File No. 1274.068.001

FOREST EDGE
PROPERTY OWNERS
ASSOCIATION, INC.

Compliance Guidelines and
Architectural Review Committee
Guidelines

References:
RB 3211 at 98
RB 4046 at 431

FOREST EDGE

COMPLIANCE GUIDELINES AND ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

The Architectural Review Committee (ARC) reviews applications and additional information submitted for all new improvements and alterations to existing improvements at Forest Edge. Homeowners can enhance their homes and yards, with respect to any applicable easements and setbacks, to enhance and usefulness and pleasure of their property. However, prior to most modifications, homeowners are required to obtain approval from the ARC. If necessary, a permit from Berkeley County may be required. It is the homeowner's responsibility to verify all building regulations regarding your project.

Plans for any exterior alteration 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 modification(s). Proposed modification(s) 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.

Below is a partial list, this is not inclusive of all items. If in doubt, it is your responsibility to review the Governing Documents for Forest Edge POA and submit an ARC application for any change, improvements, additions, or deletions to your property.

ARBORS/PERGOLAS

Requires approval. Arbors and pergolas may be permitted on rear patios and shall not extend beyond the side walls of the main structure. Pergolas must be a natural wood color or white to match trim of home.

AWNINGS

Awnings are **not permitted**.

BASKETBALL HOOP

Permanent basketball hoops are **not permitted**. Portable basketball hoops are permitted provided they are put away each night no later than sunset in such a manner that they are not left in any driveway or visible from any street (e.g., by placement in the garage of a Unit or by laying the pole down in a rear yard of a Unit).

BOATS

Boats and other watercraft are **not permitted**. Boats and other watercraft shall not be stored on any Unit unless located in an enclosed garage. Boat trailers and watercraft trailers shall not be stored on any Unit unless located in an enclosed garage and shall not be parked on the street at any time, nor in the Unit's driveway for longer than 24 hours within any consecutive 7-day period.

CLOTHES HANGING

Laundry hanging and clothes-drying lines or areas are **not permitted**.

DECKS

Decks **require approval**, other than those which may be builder options.

DISABLED VEHICLES & VEHICLE MAINTENANCE

No vehicle which is unlicensed or inoperable may be kept or stored on the Property except out of view in an enclosed garage on a Unit. No repair work to any type of motor vehicle, boat or trailer should be conducted on any Unit other than minor repairs, cleaning or waxing which is completed in less than 24 hours.

DOG HOUSES & DOG RUNS

Dog runs and dog houses are **require approval**.

DOCKS & PIERS

Requires approval.

DRAINAGE

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

DRIVEWAYS

Requires approval. Driveway extensions will be considered on a case-by-case basis dependent on the size of the yard and the size of the extension. Driveway extensions must be constructed of concrete which matches the existing driveway. Driveway extensions must be installed by a licensed contractor. Driveways may be extended a maximum of sixteen (16) inches on either side.

Each Owner is responsible for the timely repair, maintenance and/or replacement of the driveway comprising part of the Unit and the driveways in the Common Areas between the lot line of each Unit and the roadways within Coosaw Preserve. Each Owner shall repair or replace all damage to such driveway whether caused by the Declarant, Association or holder of any easement over which such driveway is constructed or otherwise. Any top coating must approved by the ARC.

EXTERIOR AIR CONDITIONERS

Window units are **not permitted**.

EXTERIOR BUILDINGS & STORAGE

Auxiliary buildings and storage sheds are **not permitted**.

EXTERIOR COLORS

Does not require approval if repainting or new vinyl does not change the home's original colors. Any change in the exterior material type, hue, tone, value or intensity color requires approval.

EXTERIOR LIGHTING

ARC approval not required if such alterations or additions should be for the purpose of improving footing, navigation 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. Proposed replacements or additions must be compatible in style and scale with the applicant's house, and applications must include their location, number of lights, style, bulb color and wattage. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings. It is recommended that before any digging is initiated, the applicant "call before you dig" for locations of existing utility lines. Colored bulbs designed to repel insects may be installed only in lighting fixtures located at the rear of houses. Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color or wattage. As the effects of proposed lighting may be difficult to assess prior to installation, the ARC reserves the right to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation. **** The installation of lamp posts DOES require ARC approval in advance.**

EXTERIOR MAINTENANCE

Each owner is responsible for keeping the Lot and its improvements in good repair. This includes but is not limited to painting, pressure washing (or other appropriate care), replacement of warped or rotted wood, caulking, roof repair, window and door repair, and siding repair.

FENCES

All fences **require approval** from the ARC prior to the installation. Please refer to the **Forest Edge FENCE GUIDELINES**.

FIREWORKS & FIREARMS

The display or discharge of firearms or fireworks in the community is prohibited. The term "firearms" includes "B-B" guns, pellet guns, paintball guns, and other firearms of all types, regardless of the size.

FLAGS

In-ground flag poles are **not permitted**. The following flags are allowed:

Flags which are no larger than 24" by 36" attached to a Unit and displayed for the purpose of a holiday or sporting event, and the United States of America flags. Any such flag displayed for a holiday or sporting event may be installed up to 72 hours prior to and must be removed no later than 48 hours following such holiday or sporting event. United States of America flags may be installed up to 2' by 4' in size, posted on a 3' pole and attached at a 45 degree angle from the Unit.

GARAGES

No alterations, additions or improvements are permitted to any garage that would defeat the purpose for which it was intended. Garage space is **not permitted** to be converted to a living area (i.e. family room, bedroom).

GUTTERS AND DOWNSPOUTS

Approval not required if the gutters and downspouts are white or match the color of the trim of the house. The downspouts cannot alter the flow of the water in an adverse way to the adjoining property.

HOLIDAY DECORATIONS

A reasonable number of holiday and religious lights and decorations may be displayed on any Unit for up to 30 days prior to a publicly observed holiday or religious observance and up to 10 days thereafter without prior approval.

HOUSE NUMBERS

ARC approval not required for replacement of the like kind. House numbers within the community are required for reasons of security and public safety. Written approval is not required for replacement with like kind. The ARC reserves the right to hold style and size to a community standard regulated in terms of aesthetic appearance.

IRRIGATION SYSTEMS

Irrigation systems **require approval**. Irrigation sprinklers, systems, or wells of any type, other than those initially installed by Declarant or a Declarant approved builder, which draw upon water from lakes, creeks, streams, rivers, ponds, wetlands, canals, or other ground or surface waters within the Community **are prohibited**.

LANDSCAPING PROJECTS

All landscaping modifications **require approval**. This includes, but is not limited to, tree removal or installation, grass removal or installation, mulch/pine straw removal or installation, bush/shrubbery/flower material removal or installation. No rocks or gravel of any kind can be used in any landscaping (including, but not limited to white garden rock). Landscape borders comprised of rock, brick, wood, or any other material are **not allowed**. Curb-Crete is **not allowed**.

LAWN DECORATION

Installation, display, or presence of exterior decorative items, including but not limited to, statuary, wishing balls and fountains in the front or side yard **are prohibited**. They may not be seen from the street. Yard flags **are prohibited**.

LAWN MAINTENANCE

Each owner shall keep their lot and all improvements in good repair. This includes seeding, watering, edging and mowing of all lawns and grounds, the pruning and cutting of all trees and shrubbery. No lawns, grass, weeds, or underbrush shall be allowed to grow to a height exceeding four (4") inches on any lot.

LEASING/RENTALS

An Owner may lease their Unit; provided however, that any lease must be for a term of not less than 12 months. No leases for commercial purposes are allowed (for example, no Unit may be leased for office purposes). Only entire Units may be leased. No subleasing or assignments of leases of a Unit are allowed. All leases must be in writing and contain provisions requiring all tenants to comply with all Governing Documents and Rules and Regulations for the Association. Notice of any lease, together with a copy of such lease and with such additional information as required by the Board, shall be given to the Board by the Unit Owner within 10 days of execution of the lease.

NOISE

No owner/tenant/guest shall make or permit any noise that will disturb or annoy other owners/tenants/guests in the community.

PARKING

Parking any vehicles on streets, thoroughfares or Areas of Common Responsibility (with exception of designated parking areas) and parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, snowmobiles, stored vehicles, or inoperable vehicles in places other than enclosed garages; provided, however, (1) construction, service, and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or Area of Common Responsibility; and (2) parking and storage of boats subject to the additional provisions set forth above, **is prohibited.**

Light commercial vehicles (i.e. commercial carrier vehicle with a gross vehicle weight of not more than 3.5 tons) and trucks bearing USDOT Classifications 1-4 (but not greater) will be allowed, provided they are parked in a garage where possible, and not on lawns or in back yards, or on streets except for limited durations while maintenance is performed.

Overflow parking of cars, RVs, boats or trailers, on Common Areas **is prohibited.**

PATIOS/PORCHES

Requires approval. Must be constructed of the same materials (siding, shingles, trim, etc.) and colors of the home. Color and material selection samples (via brochure or website) must be provided.

PETS

No animals, livestock or poultry of any kind may be raised, bred, or kept on any Unit, except that a reasonable number of domestic cats and dogs, or other usual and common household pets (the combined number of such animals not to exceed the lesser of three (3) or a number established by Berkeley County) may be kept provided they are kept within the dwelling and are not kept, bred, or maintained for any commercial purposes. All pets shall be reasonably controlled by the Owner whenever outside of a Unit, and shall be prohibited from roaming free, making objectionable noise or odors, and endangering the health or safety of, or otherwise constituting a nuisance (e.g., barking or other acts) or inconvenience to, the occupants of other Units, all as determined by the Board in its sole discretion. Animals shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling. Owners shall clean up behind any pet while walking such pet on any Common Areas.

POOLS, HOT TUBS, & SPAS

Require approval. Must be in the rear of the yard and fenced in. Hot Tubs require screening at the patio sides with evergreen shrubs or wood fencing of lattice or solid panel to a height of 6'. Must be permitted and follow all city, county and state regulations. Approved on case by case basis. Above ground pools are **not allowed.**

PROPANE TANKS

All propane tanks and bottled gas for household and/or pool purposes (excluding barbecue grill tanks) must be installed underground or in a manner to be screened from view by landscaping or other materials approved by the ARC and in accordance with all applicable federal, state, and local laws, rules, and regulations.

RECREATIONAL EQUIPMENT

Requires approval prior to installation. Play equipment must be located where they have a minimum impact on adjacent lots and where they will be best screened from general public view. Play equipment must be located in the middle half of the rear of the lot and lot must be fenced in. Play equipment may not exceed nine (9ft) feet in height and must be comprised of natural wood material with wood or shingled roofs to match home. Brightly colored and plastic play equipment is not permitted. No trampolines, tree houses, or playhouses are allowed.

RECREATIONAL VEHICLES

Operation of motorized vehicles with exception of those designed for use by handicapped persons, including, without limitation, any golf carts, electric or gas powered scooters, four-wheelers, ATVs, go-carts, or similar vehicles, on any walking or jogging trails, sidewalks or other pathways intended for pedestrian traffic **is prohibited**.

ROOF, DOOR, AND WINDOW REPLACEMENT

Approval not required if original type, material, and color as the originally installed item. Any exception must have ARC approval. Only black or natural wood colors will be considered.

SATELLITE DISH

Approval not required if dish is one meter or less in diameter and placed on the rear of a dwelling or other location that minimizes visibility from the street fronting the Unit, or from the front yard of the Unit. The dish must be screened from street view where applicable.

SCREEN/ STORM DOORS

Approval not required if screen/storm door trim matches the trim of the house or color of the door. Only clear view storm doors are acceptable.

SIGNS

No owner may post or display any sign, billboard, banner or item of similar nature so as to be visible outside of any dwelling without the prior written approval of the ARC, including but not limited to a "For Sale," "For Rent," or "Garage Sale" sign. Owners may be required to use signage from vendors approved by the Board. No rules shall regulate the content of political signs; however, rules may regulate the time, place, and manner of posting such signs (including design criteria) and limit to a reasonable number the number of signs that may be posted. No sign shall be larger than 18"x24" and any Owner posting an approved sign shall be responsible for removing such sign in a timely manner and shall be subject to enforcement actions for failing to do so.

TRASH RECEPTACLES/ RECYCLING BINS

Each owner must maintain all trash receptacles, racks or similar facilities in a sanitary condition. Such containers shall be either kept behind the home and not seen from street, or kept inside, except as reasonably necessary for garbage pick-ups (with containers to be deposited curbside not earlier than one day before scheduled pick-up and removed the same day as scheduled pick-up).

WINDOW TREATMENTS

The only acceptable window coverings that may be affixed to the interior of any windows visible from the street, adjacent Unit, or from the Common Areas are drapes, blinds, shades, shutters and curtains. The side of such window coverings that is visible from the exterior of any Improvements must be white, off-white or, if blinds or shutters, a natural wood color, unless otherwise approved by the ARC. Only clear glass is permitted in any window and no window tinting or reflective coating may be affixed to any window that is visible from any street, adjacent Unit, or from the Common Areas, unless otherwise approved by the ARC.

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

