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# Design Guidelines Fieldview

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DORCHESTER COUNTY  
REGISTER OF DEEDS

The purpose of the Fieldview Design Guideline is to set the standards for all new construction and modifications to existing construction. In addition, the Guidelines are intended to protect property values, and to set the standards needed to achieve unity, compatibility, and lasting beauty and livability in the neighborhood.

All rulings of the Design Review Board (DRB) will be in writing, and will be binding. Oral representations of the DRB in the form of comments, advice, or suggestions shall be non-binding. Review decisions will be granted to the applicant sequentially according to the discrete steps outlined within this guide.

The Fieldview DRB is required by Article 5.5 of the Fieldview Declaration of Covenants, Restrictions and Limitations.

Any work done on any site within Fieldview must be in compliance with this Guideline, and have approval of the DRB prior to commencement.

DRB may at its discretion deem any exterior structure, color, design, yard, etc. as unsightly and therefore non-compliant with the DRB Guidelines. Violations of this type will result in the owner being notified and given 15 days to become compliant or be fined. Repeat offenders may be given less than 15 days notice to rectify violation, at DRB discretion, before being fined.

Clearing and construction can only commence when the applicant receives all of the following:

- Written approval of the DRB
- Permit from Fieldview HOA
- Permit from the Town of Summerville

During construction all permits must be displayed in an enclosed permit box affixed to the back side of an approved community construction sign. That sign and permit box may not be removed from the site until completion of final inspection by the DRB, and issuance of a Final Certificate of Compliance for the project.

Architectural design concepts acceptable in Fieldview shall be consistent with several recognizable indigenous design styles including: Carpenter's Gothic, Lowcountry vernacular, Victorian, Bungalow, and Charleston City design types. Transitional and contemporary design types, especially those displaying gratuitous embellishment in the way of false gables and non-traditional massing and roof lines will be turned down.

### DRB Membership

DRB Membership will initially consist of 2 representatives. Both will be owner's representatives from Fieldview Subdivision, LLC. At the time in which Fieldview Subdivision, LLC has sold 75% of the lots, a third member will be appointed from the homeowners at Fieldview to have equal representation as each of the other two members. At the time Fieldview Subdivision, LLC has sold 100% of the lots in Fieldview, it will relinquish its seats on the DRB to a member elected by the HOA. Decisions must be approved by more than 50% of the members of the

Return to: S. Hanson 1  
122 Turner Field Way  
Summerville SC 29106

DRB. In the case of a split decision, the member that owns the most lots in Fieldview will have the deciding vote.

### DRB Submission Requirements

#### Preliminary Design Review

- Preliminary Review Application
- 3 sets of plans on 11" x 17" paper including: site plan, floor plans, front elevation
- Site Plan: Base map by licensed surveyor. Show property lines, easements, trees (6" or larger diameter at breast height), house footprint at foundation, HVAC equipment and impervious surfaces.
- Floor plans: 1/8" = 1'.
- Front elevation. 1/8" = 1'.
- (note drawings may be hand sketched)

#### Final House and Site Plan Design Review

- Final Design Review Application
- 2 sets plans on 24" x 36" paper including the following: Site plan, floor plans, elevations (4 sides).
- Site plan scale 1" = 10' with all information above and in addition, dimensions shown from property boundaries to front, sides and rear of structure(s) proving compliance with all setback requirements.
  - Indicate trees to be removed by "X" on site plan. Trees to remain should be circled and labeled "save". Saved trees require tree protection fencing prior to permit application and must be maintained throughout construction.
  - Show required street trees and sidewalk detail required by the Town of Summerville that the builder of each lot is responsible for installing.
  - The corners of the lot, house, porches and garage must be staked and flagged with ribbon for visual inspection.
- Floor Plans 1/4" = 1'.
- Elevations 1/4" = 1'. Indicate roof slopes. Label all exterior materials by type.
- Wall section through window indicating framing and exterior trim elements including window trim as well as the framing and blocking as well as trim proposed for the frieze/soffit/eave condition.
- Porch detailing including setout dimensions including: dimensions governing masonry porch foundation, dimensions of porch deck framing, dimensions and size of finished porch deck when trimmed, dimensions of second floor framing (if two story porch), dimensions to finished beam conditions for second floor porch or beam supporting roof (if one story porch).
- Exterior Color/Material Sheet: Completed form to include specifications for, and colors of siding, exterior trim, brick, stucco, roofing material, window color and type (manufacturer's information and a technical cut sheet for the window).
- DRB Non-Refundable application fee of \$300. Payable to Fieldview HOA.

#### Landscape Design Review

- Landscape Design Review Application
- Landscape plan. Plan to show house on site. Irrigation not required. Indicate all hardscape including paving, fences and walls as well as planted materials including species and container size or trunk caliper. Excessive sidewalk slopes will not be permitted. Resolve

elevation changes by incorporating steps in private sidewalks so sidewalk slope does not exceed 1" in 1'.

Construction Permit Fieldview HOA

- Construction Permit Application (may be submitted to DRB which shall forward to the HOA with recommendation for approval upon satisfactory completion of the DRB process outlined herein).
- Refundable Construction Deposits of \$500 from builder and \$500 from property owner. Also required is a non-refundable damage repair contribution in the amount of \$500 due from property owner for each construction project permitted. The developer will utilize these funds to defray the cost of damage, which inevitably occurs to public improvements. This mandatory contribution does not relieve any lot owner or builder from responsibility for specific damage caused to public improvements by that builder or owner's actions or neglect or the actions or neglect of any of that builder or owner's contractors, suppliers, agents, or assigns. All monies are payable to Fieldview HOA. Deposit will be returned to each party upon completion of construction and satisfactory final inspection. In the case of unpaid fines levied for infractions, the deposits of each party, builder and owner, shall be reduced evenly prior to refund.

Contractor/Builder Responsibilities

- 7 am to 6 pm M-Sat. No work Sundays or Federal holidays.
- Set tree protection, silt fencing, dumpster, portable toilet, and job sign prior to start.
- Provide for off street parking to maximum extent possible.
- Install temporary drive with crushed stone.
- Sweep street in front of site every Friday prior to 2:00 PM or face a fine by HOA.
- Empty dumpster on an as-needed basis to prevent wind-borne debris in neighborhood.
- Neatly stack all materials not being used at end of each work day.

Design Code

- Minimum size house: 1,550 Square Feet heated area for detached and 1500 Square Feet heated area for townhouses.
- Lot coverage per Town of Summerville Requirements
- Building Setback

	<u>Feet</u>
Front	20'
Side yards	14' Combined 2 sides
* Side yards may be split feet on one side and whole feet on the other.	
* Eaves may not cross the property line and no eaves or any other part of a structure on adjacent properties can be less than 6" apart	

Rear:

Lots continuous with critical line	20'
All other lots	20'

Accessory Structures:

Front	20'
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Side	3'
Rear	5'

Setbacks for Porches and Decks:

Front	20'
Rear	20'

\*Front Porches may encroach 10' into Setbacks

- Corner Lots must be oriented so that they front onto the same street as their next door neighbor.
- Roofing: Architectural shingles, 5-“V” Crimp metal roofing, and other varieties of metal roofing appropriate to the domestic architecture (color subject to approval. Board will be inclined against bright colors and will favor subdued coloration in both asphalt shingles and metal roofing).
- Siding/Veneer: Wood siding, cement siding (lap exposure to be indicated on plans and approved specifically by DRB), brick veneer, stucco. No aluminum or vinyl siding is permitted.
- Foundation: CMU, brick, or cast concrete wall or turned down slab. Minimum 18” foundation height from first floor finished floor elevation to adjacent grade at the house.
- Lattice: If used, must be field constructed versus lightweight 4' x 8' sheets from Lowes or Home Depot. Must be set back in foundation to create minimum 1.5” shadow line reveal at foundation or pier edge.
- Shutters: Wood, composite, or vinyl shutters. Color to be approved by DRB along with submittal of colors. Shutters mounted on masonry veneer homes must utilize a window casing to allow mounting of shutter hardware to the casing. Shutters must be sized appropriately to the window size. DRB discourages use of shutters on double and triple windows.
- No skylights
- Chimney: If provided, chimney cladding should be brick, stucco, or if constructed of frame, then utilize cladding of smooth flat fiber cement panel versus horizontal lap siding. Corner boards may be utilized in this case, but the entire chimney must be painted the same color, and matched to the foundation color.
- Entry Door: No faux leaded glass, beveled glass, or stained glass unless specifically approved by DRB based on submittal of a custom design cut sheet. No manufactured items of this kind will be permitted. Use of solid panel doors painted or stained, or doors having clear glass fenestration appropriate to the house style are required. Single full light storm doors are permitted.
- Windows: Fixed division (no snap in grilles) in simulated divided light (SDL) required on front elevation. GBG (Grille between glass permitted on other elevations. Vinyl, vinyl clad, aluminum clad, or wood windows acceptable. All window light divisions in any window sash shall be taller than wide. Single hung, double hung, or casement windows appropriate to the style house are required. Use of gratuitous radius or other shaped windows will not be permitted. Traditional light division patterns only will be permitted (6/6, 2/2, 4/4, 6/1, and in some cases 1/1 may be permitted). All elevations must display the same light grid pattern whether GBG or SDL.
- Screens: Permitted in any window so long as they are well maintained and not a distraction to the architecture.
- Porches: Minimum front porch depth 8'. No front porch may be enclosed at a later date. No porch may be enclosed without DRB approval.

- Garage: In some cases DRB will consider garages facing side streets. Garage shall be subservient to the main house, and located as far toward the back of the lot as is practical.
- Fencing: Privacy fencing maximum 6' above grade. Other fencing maximum 4' in height to any fence element. All designs must be approved by DRB which shall favor custom designs versus out of the box parts. No vinyl fencing permitted. Stain or paint required. Pressure treated wood fencing is permitted. Any fence along a public Right of Way shall be submitted in writing, and upon approval, marked by utility locator service and subsequently field stakeout approved by DRB prior to construction.
- Porch details: No fully trimmed porch beam may be wider than the diameter or cross section width of its supporting column at the upper dimension of that column. Porch beams shall be centered over their supporting columns.
- Eave conditions: No gable end return on any house or element thereof, including dormers, may have a pork chop return to resolve its soffit condition.
- Dormers: Windows sized to fill dormer from corner board to corner board.
- Miscellaneous: Screen HVAC units and electrical meters garbage enclosures, propane tanks, or any item of this type from public view by landscaping and the use of fencing or screening as needed.
- Outbuildings maximum 500 square feet on ground level. Maximum eave height 18' from average grade at base of structure.
- Maximum building height 38'. Maximum eave height 30' from average grade at base of structure.
- Parking: 2 off street spaces required whether covered or uncovered.
- Supporting molding required for all level plane surfaces including porch ceilings, soffits, etc. Supporting molding shall be a bed molding versus a crown molding profile.
- Synthetic materials: Use of synthetic (aluminum or vinyl) is permitted for cladding of soffits and fascia / crown assembly, however if used, a fascia / crown metal profile must be submitted to the DRB for approval. DRB will require the use of a decorative metal break to simulate the crown or shingle molding condition being imitated.
- Satellite dishes: Only 30" or less in diameter permitted. Location must be submitted and approved by the DRB. Dishes must be hidden from view from any public right of way. In no event shall free standing transmission or receiving towers be permitted.
- Landscape Mulch: no use of synthetic byproducts such as rubber, asphalt, or gravel will be permitted.
- See approved plant list, Exhibit Eight, for approved species of trees, scrubs, ground cover, and lawn species.

#### **DRB Alterations and Exterior Changes to Existing Improvements**

- Conditional Approval: Complete Request for Conditional Approval on the form below. This also includes any new structures constructed on the home site. See Exhibit 3 for review deposit.
- Requested Alterations: Colors, drawings, and a site plan should be included with the Conditional Approval form.
- Completion Approval: After review of application, DRB will either approve, request more information, or reject the alterations. If DRB approves the alteration(s), a refundable construction deposit of \$500 will be due to the DRB to be used in the case of construction damage to neighborhood or to offset possible fines.
- After Completion: DRB will inspect the final alterations and either release the \$500 deposit and declare project finished, make recommendations for modifying the

alterations, or use the \$500 to fine or make repairs with the remaining balance being released to owner.

### **DRB Review Cycle**

The DRB will set a review cycle appropriate to the volume of submittals, but in no event less frequent than every 30 days. Submittals shall be made on or before 5:00pm on the first Monday of each month for review on the second Tuesday of each month unless changed.

### **DRB Decision Appeal Process**

- The initial appeal is required to be in writing within 10 days of DRB decision being appealed. It must be signed by the Owner and give a full explanation of the appeal, including supporting drawings, plans, etc. If the appeal is submitted by the contractor or architect/designer, it is necessary that it be countersigned by the Owner.
- The appeal will be considered by the entire operating board at its next meeting. The results of the Board's review will be forwarded to the H.O.A. Board of Directors, Owner, Contractor, and/or Architect/Designer within one week of the Board's meeting but in no event longer than thirty days from the date that the appeal was received.
- If a second appeal is desired, it must be submitted in writing and signed as required in No. 1 above.
- The second appeal will be evaluated by the Board of Directors within one week of receipt. The Owner, Contractor, and or Architect/Designer will be invited to make a personal presentation before the Board of Directors. After hearing the presentation, the Appeal Board will make the final decision which will be transmitted to the Owner, Contractor, and/or Architect/Designer within one week of this meeting.
- The Owner, Contractor, and Architect/Designer are required to promptly abide by the Board of Directors' decision and no further appeal should be made. Failure to comply promptly with the decision could result in forfeiture of all or part of the deposit and the initiation of any and all legal remedies available under the provisions of the Declaration.

### **Variances**

No variance from this Guideline shall be valid unless documented in writing from the DRB.

### **Inspections and Compliance**

DRB reserves the right, but not the obligation, to inspect any site at any time. The burden of compliance is on the builder and owner. DRB is not obligated to catch any infraction at an early stage, and requirements for re-work of non-compliant construction may be made by the DRB at any time regardless of the time elapsed from the time work was put in place. The DRB reserves the right to require any builder or owner to remove work done out of compliance with the Fieldview Design Code, or out of compliance with the approved plans, and to replace that deficient work with compliant work. The primary remedy for non compliant work will be replacement, and fines will not generally be accepted by the DRB as a remedy for non-compliant work.

**EXHIBIT ONE**

**PRELIMINARY DESIGN REVIEW APPLICATION**

Lot:  
Submittal Date:  
Owner:  
Address:  
Telephone Number:  
Spec House or Owner Residence:  
Architect/Designer:  
Address:  
Telephone Number:

Land Surveyor or Professional Engineer:  
Address:  
Date of Lot Survey:  
Has the property been staked?

Preliminary Drawing Checklist: 3 sets of drawings on 11x17 paper (drawings may be hand sketched)

- Site Plan 1"=10'
- Floor Plans 1/8"=1'
- Elevations (Front Required) 1/8"=1'
- Typical Building Section (Not Required)

Estimated Square Footage:  
Heated/Cooled Area under Roof \_\_\_\_\_  
Covered Decks, Porches, Screened Porches & Porticos \_\_\_\_\_  
Uncovered Decks \_\_\_\_\_  
Garages or Carports \_\_\_\_\_  
Other \_\_\_\_\_  
Total \_\_\_\_\_

Exterior Finishes (describe):  
Wall Material:  
Trim Material:  
Roof Material:  
Other:

As the Owner of the proposed residence, I hereby request that The Fieldview Home Owners Association Design Review Board review the attached drawings for Preliminary Review.

Owner/Agent for Owner:      Signature: \_\_\_\_\_

Print: \_\_\_\_\_

**EXHIBIT TWO**

**FINAL DESIGN REVIEW APPLICATION**

Lot:  
Submittal Date:  
Owner:  
Address:  
Telephone Number:  
Spec House or Owner Residence:  
Architect/Designer:  
Address:  
Telephone Number:

Land Surveyor or Professional Engineer:  
Address:  
Date of Lot Survey:  
Has lot been staked?

Final Drawing Checklist: 2 sets of drawings on 24 x 36 paper, All comments from Preliminary review must be incorporated into Final Drawings

- \_\_\_ Site Plan 1"=10'
- \_\_\_ Floor Plans 1/4"=1'
- \_\_\_ Elevations (All Sides) 1/4"=1'
- \_\_\_ Typical Building Section 1/4"=1' (must include porch and window sections)
- \_\_\_ Non-refundable application fee of \$300. Payable to Fieldview HOA.
- \_\_\_ Completed Exterior Colors and Materials sheet

Square Footage:  
Heated/Cooled Area under Roof \_\_\_  
Covered Decks, Porches, Screened Porches & Porticos \_\_\_  
Uncovered Decks \_\_\_  
Garages or Carports \_\_\_  
Other \_\_\_  
Total \_\_\_

As the Owner of the proposed residence, I hereby request that The Fieldview Home Owners Association Design Review Board review the attached drawings for Final Review.

Owner/Agent for Owner:      Signature: \_\_\_\_\_  
Print: \_\_\_\_\_



**EXHIBIT THREE**

**Exterior Colors and Material**

Date:  
 Lot:  
 Owner:

Item	Material	Color	Model - Manufacturer
Roofing			
Chimney			
Rafter Treatment			
Fascia			
Soffit			
Gutters			
Siding			
Siding			
Corners/Trim			
Doors:			
Front			
Exterior			
Garage Doors			
Windows			
Screen			
Shutters			
Porches/Overhangs			
Ceiling			
Columns			
Floor			
Railings			
Screen			
Stairs			
Deck			
Floor			
Columns			
Railings			
Stairs			
Foundation			
Driveway			
Public Walks			
Walkways			
Fencing			
Fence Height			
Other			

**EXHIBIT FOUR**

**APPLICATION FOR PERMIT**

DRB Case No.: \_\_\_\_\_

Town of Summerville Permit #:

Lot:

Submittal Date:

Owner:

Address:

Telephone Number:

Spec House or Owner Residence:

Contractor:

Address:

Telephone Number:

**Requirements for Fieldview HOA Permit Application:**

1. Modified Site Plan and Building Plans with incorporated comments from Final Review.
2. Copy of Town of Summerville Permit
3. Construction Deposit (\$500 from Builder and \$500 from Owner)
4. Non-Refundable Construction Deposit of \$500
5. Executed Construction Commitment and Contractor's Guidelines (see Exhibit 4).
6. Executed Owner's Agreement (see Exhibit 5).

Submittals:

Remarks:

I have read the DRB Guidelines: \_\_\_\_\_

Submitted by:

Mailing Address:

Telephone Number: \_\_\_\_\_

Fieldview DRB Approval:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT FIVE

**LANDSCAPE DESIGN REVIEW APPLICATION**

Lot:  
Submittal Date:  
Owner:  
Address:  
Telephone Number:  
Spec House or Owner Residence:  
Contractor:  
Address:  
Telephone Number:

Landscape Plan Designer:  
Telephone Number:

Landscape Installer:  
Telephone Number:

**LANDSCAPE AND DRAINAGE PLAN**

- Plan to include: (note drawings may be hand drawn)
- Schedule of name, size and number of all plantings
- Location of yard lights
- Irrigation system: Yes  No
- Irrigation water: Domestic  Well
- Provisions for keeping runoff water from adjacent lots
- Location of any Fences or Walls
- Drawings or pictures of any fences or walls

Submittals:

Remarks:

Submitted by:

Mailing Address:

Telephone Number:

Fieldview DRB Approval:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## EXHIBIT SIX

### CONSTRUCTION COMMITMENT AND CONTRACTOR GUIDELINES

The General Contractor is solely responsible for the compliance of these guidelines by all subcontractors, suppliers, and workers on the job site.

#### CONSTRUCTION HOURS

7:00 am - 6:00 pm Monday through Saturday  
No Sundays or Holidays

#### JOB SITE

1. Construction vehicles of any type shall have to use the Turner Field Entry to enter and exit the neighborhood. This is the non-divided entry between the two ponds.
2. Contractor shall only erect sign(s) as specified by the DRB. No signs shall be nailed or otherwise fastened to trees.
3. Contractor shall keep the construction site free of trash, litter and scrap lumber. A suitable dumpster and/or other receptacles are required on site for construction debris, trash and garbage.
4. Portable toilet facilities must be provided on each site and located so not to be obtrusive.
5. No burning of construction debris is permitted.
6. No firearms, alcohol or other contraband are allowed in the Fieldview Subdivision.
7. Construction material, equipment and supplies must be stored in an orderly manner.
8. Parking of vehicles by construction workers must be on the job site, on street, street right-of-way and NOT on adjacent property.
  - No loud or offensive language allowed.
  - No dogs are allowed on job sites.

#### TRAFFIC VIOLATIONS

Speed limits are strictly enforced in the Fieldview Subdivision.

#### DISPOSAL OF LITTER

Litter disposal on roadsides is not permitted.

#### LOSS OR DAMAGE

The Fieldview Home Owner's Association is not responsible for loss or damage on the job site.

#### CONSTRUCTION TRAILERS

Placement of construction or other types of trailers on site must have prior approval by the DRB.

#### FACILITIES

Workers may not use property owner or guest facilities.

INSURANCE

Contractor must carry a minimum of \$1,000,000.00 liability coverage. Proof of coverage for liability and workmen's compensation are required to be submitted to the DRB prior to permit issuance.

ACCESS

Property lines must be clearly defined. Adjoining properties may not be used by workmen for access to the job site, storage of materials, parking, placement of dumpster or placement of port-o-let.

DAMAGES

The general contractor shall be held responsible for damages to roadway or other property adjacent to the site. Precautions should be taken to avoid damaging shoulders, curb and guttering, and landscaped rights-of-way when moving vehicles off roadway onto site. The cost for repairing damages will be deducted from the Construction Deposit.

VIOLATIONS

Periodic inspections shall be made of the construction site. Violations of contractor guidelines will result in written notification to the contractor with copy to Owner. If violation is not corrected within 7 days of notification date, a \$100 deduction will be made from the Construction Deposit. Continued violations will result in additional deductions from the Construction Deposit.

ROAD AND SIDEWALK REPAIRS

If damage occurs, the cost of repairs to roadways and sidewalks or other property will be levied against the contractor's deposit to the extent that such deposit is available. The Fieldview Home Owner's Association will undertake necessary repairs when all construction has been completed. The contractor is responsible for paying for any damages which exceed the amount of the Construction Deposit.

I agree that I, my workers, my subcontractors and their workers will abide by the guidelines as set forth in this document and in the Design Review Board procedures, standards, and take prompt action on the items noted on the periodic Design Review Board site inspection reports.

It is further understood that failure to take prompt corrective actions will result in possible deductions from my Construction Deposit and/or additional charges.

Contractor Name: \_\_\_\_\_  
Contractor Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Contractor's telephone number: \_\_\_\_\_  
Contractor address: \_\_\_\_\_  
DRB Case Number: \_\_\_\_\_

Property Owner's name: \_\_\_\_\_  
Property Owner's address: \_\_\_\_\_  
Property Owner's telephone number: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

EXHIBIT SEVEN

OWNER'S AGREEMENT

IT IS AGREED that I/We, the Owner(s), will not ask or direct any contractor, subcontractor, or worker to incorporate any external changes in color, design, construction, landscaping or drainage prior to the submittal to and approval of the Fieldview Design Review Board and will direct the contractors, subcontractors and workers to comply with the Fieldview Design Review Board procedures and Contractor Guidelines.

Control of storm run-off is the responsibility of the homeowner and should be carefully reviewed to insure compliance. In all cases, run-off water must be directed to the proper collection points and not onto adjacent properties.

It is further understood that failure to take prompt corrective actions will result in possible deductions from my construction deposit and/or additional charges.

Owner's Signature: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

Owner's Telephone No. \_\_\_\_\_

Construction Address: \_\_\_\_\_

DRB Case No. \_\_\_\_\_

Date: \_\_\_\_\_

Contractor Name: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

Contractor Telephone No. \_\_\_\_\_

Contractor Mobile No. \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

**EXHIBIT SEVEN**

**FINAL INSPECTION**

On \_\_\_\_\_, the Fieldview Design Review Board completed its final inspection regarding the construction at \_\_\_\_\_ and hereby grants approval that the residence was constructed according to the submitted specifications. As outlined in the DRB Guidelines, this notification will be forwarded to the **Fieldview Home Owner's Association**.

Signature: \_\_\_\_\_  
DRB Board Member

THE DRB SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR ALL DESIGN OR CONSTRUCTION DEFECTS REGARDLESS OF WHETHER PLANS FOR CONSTRUCTION ARE SUBMITTED AND/OR APPROVED BY THE FIELDVIEW DRB.



## EXHIBIT SEVEN

### DRB FINE SCHEDULE

Unless otherwise stated herein and subject to any changes that the DRB may from to time adopt, the following are some of the non-compliance actions for which fines may be levied by the DRB. Other types of violations may result in fines being assessed as warranted by circumstances. In addition to these fines, the DRB may for serious violations seek other remedies as provided by law. All levied fines must be paid before construction will be allowed to continue.

- A. Unauthorized tree removal: \$250 to \$1,000 per tree depending on size, location, species and number of violations. The job will be shut down, until a landscaping plan showing the replacement of trees is approved by the DRB;
- B. Failure to request pre-pore foundation or clearing inspection: \$250 plus an as-built survey. The job will be shut down until the survey is received and approved;
- C. Violation of any site construction guidelines: Lack of erosion control, unauthorized signs, trash overflow or failure to deposit all trash in receptacles, no trash receptacle or no portable toilet on site: The job will be shut down and \$50+ fine per incident;
- D. Failure to obtain DRB review and approval of plans: This includes construction not in accordance with approved plans, site variances greater than, one foot, or any exterior changes not approved by the DRB: The job will be shutdown and up to \$3000 fine. The DRB may also pursue any legal remedies necessary to bring the property into compliance, and related attorney fees will be billed to the properly owner;
- E. Use of exterior colors not approved by the DRB: \$1000 or \$100 if changed to approved colors. The DRB will also pursue any legal remedies necessary to bring the property into compliance. Attorney fees will be billed to the property owner;
- F. Failure to submit for DRB review, or to complete approved landscape plan within 90 days of receipt of the Certificate of Occupancy from the Town of Summerville: \$250 per any part of each 30 day delay;
- G. Failure to complete construction, within 12 months after start of construction: \$20 per day except on Sundays.
- H. Failure to comply with a job shut down order: \$100 to \$1,000 fine based on circumstances;
- I. Violation of the Sunday work restriction: \$250 fine plus mandatory three day job shut down. Additional violations will incur increased penalties;
- J. Repeat violations may be subject to higher fines and other sanctions.

## EXHIBIT EIGHT

### APPROVED PLANT LIST

#### Deciduous Trees

*Acer rubrum* - Red Maple  
*Betula nigra* - Riverbirch  
*Carya ovata* - Pecan  
*Liquidambar styraciflua* - Sweet Gum  
*Liriodendron tulipifera* - Tulip Poplar  
*Nyssa sylvatica* - Black Tupelo  
*Quercus alba* - White Oak  
*Quercus falcate* - Southern Red Oak  
*Quercus phellos* - Willow Oak  
*Taxodium disticum* - Bald Cypress

#### Evergreen Trees

*Ilex opaca* - American Holly  
*Magnolia grandiflora* - Southern Magnolia  
*Juniperous virginiana* - Eastern Red Cedar  
*Pinus palustris* - Longleaf Pine  
*Pinus taeda* - Loblolly Pine  
*Prunus caroliniana* - Carolina Cherry Laurel  
*Quercus virginiana* - Live Oak  
*Sabal palmetto* - Cabbage Palm

#### Small Deciduous & Flowering Trees

*Amelancier arborea* - Service berry  
*Carpinus caroliniana* - Musclewood  
*Cercis Canadensis* - Redbud  
*Chionanthus virginicus* - Fringe Tree  
*Cornus florida* - Dogwood  
*Diospyros virginiana* - Persimmon  
*Helesia Carolina* - Carolina Silverbell  
*Hamameils virginiana* - Witch Hazel  
*Lagerstroemia indica* - Crepe Myrtle  
*Sassafras albidum* - Sassafras

#### Small Evergreen Trees

*Chamaerops humilus* - European Fan Palm  
*Gordonia lasianthus* - Loblolly Bay  
*Ilex vomitoria* - Yaupon Holly  
*Magnolia virginiana* - Sweetbay Magnolia  
*Myrica cerifera* - Wax Myrtle

*Osmanthus Americana* - American Tea Olive  
*Persia borbonia* - Red Bay  
*Trachycarpus Fortunei* - Windmill Palm

### **Deciduous Shrubs**

*Aesculus pavia* - Red Buckeye  
*Buddleia davidii* - Butterfly Bush  
*Callicarpa Americana* - Beautyberry  
*Calycanthus floridus* - Sweetshrub  
*Cephalanthus occidentalis* - Buttonbush  
*Hybiscus moscheutos* - Rose Mallow  
*Hydrangea quercifolia* - Oakleaf Hydrangea  
*Ilex verticillato* - Winterberry  
*Illicium floridanum* - Florida Anise  
*Itea virginica* - Sweetspire  
*Rhododendron nudiflorum* - Pinxter Azalea  
*Rhus copallina* - Winged Sumac  
*Vaccinium arboretum* - Sparkleberry  
*Viburnum dentatum* - Southern Arrow-wood

### **Evergreen Shrubs**

*Azalea indica* - Indica Azaleas  
*Baccharis halmifolia* - Groundsel  
*Camellia japonica* - Japanese Camellia  
*Camellia sasanqua* - Sasanqua  
*Cycas revoluta* - Sago Palm  
*Gardenianis jasminoids* - Gardinea  
*Ilex cassine* - Dahoon Holly  
*Ilex glabre* - Inkberry  
*Ilex vomitoria* - Yaupon Holly  
*Leucothoe axillaries* - Fetterbush  
*Leucothoe populifolia* - Florida Leucothe  
*Ligustrum japonicum* - Glossy Pinet  
*Myrica cericifera* - Wax Myrtle  
*Nerium oleander* - Oleander  
*Osmanthus x fortunei* - Fragrant Tea Olive  
*Raphiolepis India* - Indian Hawthorne  
*Rhododendron* - Rhododendron hybrid  
*Rhapidophyllum hystrix* - Needle Palm  
*Sabal minor* - Dwarf Palmetto  
*Serenoa repens* - Saw Palmetto  
*Simplocos tinctoria* - Horse Sugar  
*Viburnum suspensum* - Sandwanka Viburnum  
*Yucca gloriosa* - Mound - Lily Yucca

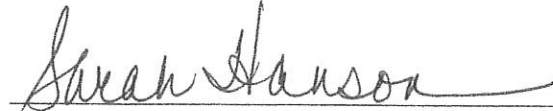
RESOLUTION  
BY THE FIELDVIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
DESIGN GUIDELINES

WHEREAS, the Board of Directors of the Fieldview Homeowners Association met on January 10, 2019, and reviewed the FIELDVIEW HOMEOWNERS ASSOCIATION DESIGN GUIDELINES document and confirmed as a whole that this policy is still in effect and has not been revoked or amended since its original documentation;

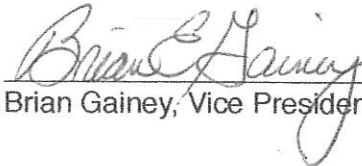
WHEREAS the Board of Directors wish to record the FIELDVIEW HOMEOWNERS ASSOCIATION DESIGN GUIDELINES document with the Dorchester County Register of Deeds Office;

IT IS FURTHER RESOLVED that this document has been accepted and confirmed by the present Board of Directors on January 10, 2019, as being in force and effect until revoked, modified, or amended.

Fieldview Homeowners Assoc.



Sarah Hanson, President



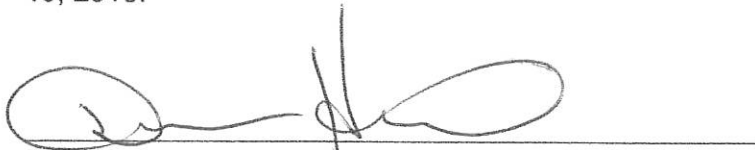
Brian Gainey, Vice President



Duane Honea, Secretary

FILED/RECORDED  
January 11, 2019  
DORCHESTER COUNTY  
REGISTER OF DEEDS

This is to certify the foregoing resolution was adopted by the Board of Directors as of January 10, 2019.



Secretary

1/10/2019  
Date

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

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

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Instrument #: 2019000868  
Receipt Number: 58000      Return To: WALK IN  
Recorded As: MISCELLANEOUS  
Recorded On: January 11, 2019  
Recorded At: 01:39:54 PM      Received From: WALK IN  
Recorded By: CB      Parties:  
Book/Page: RB 11704: 255 - 275      Direct- FIELDVIEW HOMEOWNERS ASSOC  
Total Pages: 21      Indirect- FIELDVIEW HOMEOWNERS ASSOC

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\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee: \$26.00  
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds