

Fieldview Homeowners Association
ARCHITECTURAL GUIDELINES and OTHER RESTRICTIONS

ANTENNAS and SATELLITE DISHES: To the extent not preempted by federal law, no radio or television transmission or reception towers or satellite dishes or antennas shall be erected on any Lot unless specifically approved by the ARB. Small satellite dishes having a diameter of less than twenty-four (24") inches shall be approved by the ARB so long as the satellite dish is screened from view from the street. In no event shall free standing transmission or receiving towers be permitted.

ANIMALS: No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. Such household pets must not constitute a nuisance or cause unsanitary conditions as determined by the Board in its discretion. Such household pets shall be maintained upon the Owner's Lot and are not to be upon the streets or other Common Areas unless under leash or carried by the Owner. All owners of pets shall be responsible to clean up after their pets on any street, Common Area, or another Owner's Lot.

ARBORS: Requires approval.

ARTIFICIAL VEGETATION: Requires approval.

AWNINGS: Requires approval.

BASKETBALL HOOPS: Portable basketball hoops are permitted as long as they are in good condition. Basketball hoops may not be attached to the house and/or any other structure or concreted into the ground.

BUILDING CONSTRUCTION:

- a) No building or structure shall be in excess of a height permitted by the Town of Summerville Zoning Ordinances unless otherwise approved by the ARB and the Town of Summerville.
- b) No accessory building or structure shall be permitted unless specifically approved in writing by the ARB.

CHANGING ELEVATIONS: No Owner shall excavate or extract earth for any business or commercial purpose. No elevation changes shall be permitted which materially affect surface grade of surrounding Lots, unless approved in writing by the ARB.

CLOTHES LINES: Clotheslines shall be screened to conceal them from view of neighboring Lots and streets.

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. However, upon application, the ARB may make an exception for certain plantings that enhance the look of the area, so long as such plantings do not interfere with the purpose of the easement (such as drainage) nor impede the mowing and maintenance of the area. In no case shall accumulation of debris of any kind be allowed in such area.

DECKS: Requires approval. The ARB must approve all decks, other than those which may be builder options. The ARB will use the following criteria in determining whether to approve an application to construct a deck:

Location and Setbacks: May be constructed on rear only with a 20' setback.

Materials and Color: Materials should be compatible with the style of the house to which they are attached.

Scale and Style: Decks must be of a scale and style compatible with the home and environmental surroundings.

Return to: S. Hanson
122 Turner Field Way
Summerville SC 29485

DELIVERY RECEPTABLES AND PROPERTY IDENTIFICATION MARKERS: Requires approval. The ARB shall approve as to the location, color, size, design, lettering and all other particulars of receptacles for the receipt of mail, newspapers or similar delivered materials, as well as identification markers within the Property.

DOG HOUSES and DOG RUNS: Requires approval.

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

EASEMENTS: Lots subject to the Covenants, Conditions, and Restriction for Fieldview Subdivision shall be subject to those easements, if any, as shown and set forth on any recorded plat thereof. The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner, except for those improvements for which a public authority or utility company is responsible.

EXTERIOR AIR CONDITIONERS: Requires approval. Individual air conditioning units extending from windows or walls are prohibited. 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 ARB may require that permission be granted by the neighboring owner.

EXTERIOR OBJECTS: Requires approval.

In any case, while ARB approval is not required for removable exterior objects that are of a temporary nature or are displayed for seasonal holiday duration or a special occasion, residents should consider the following standards when choosing such objects. Exterior objects include but are not limited to statuary, grills, fountains, and furniture in view.

The ARB will not judge the individuals aesthetic or artistic merits of any object, but rather will make its evaluation solely on the objects impact. The ARB will consider the following items in its evaluation:

Location: The ARB 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.

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 ARB 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:

- 1) Any alterations or additions to exterior lighting should be for the purpose of improving footing, navigation and/or security.
- 2) 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.
- 3) Replacements or additions must be compatible in style and scale with the applicant's house.
- 4) Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings.
- 5) The applicant must "call before you dig" for locations of existing utility lines.

**The installation of lamp posts DOES require ARB approval in advance.

Colored bulbs designed to repel insects or any other non-standard color may be installed only in lighting fixtures located at the rear of the house.

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: Requires approval. Owners wishing to install a fence must complete an ARB application and be in conformance with the following. Fences or other structures are NOT permitted within the public drainage easement(s). No work may begin until approval is given.

- 1) Privacy fencing maximum 6' above grade. Other fencing maximum 4' in height to any fence element. All designs must be approved by the ARB which will favor custom designs versus out of the box parts. Stain or paint treatment 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 filed stakeout approved by ARB prior to construction.
- 2) Attach a sketch on a surveyor's plat to your application confirming the placement of the fence.

Invisible Electronic Fences for pets 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.

GARBAGE AND REFUSE DISPOSAL: Trash containers shall be screened to conceal them from view of neighboring Lots and streets. No Lot shall be used or maintained as a dumping ground for rubbish or unused vehicles. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. If such litter or other materials is found on any Lot, the same will be removed by the Owner of such Lot, at the Owner's expense, upon written request of the ARB. 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: Requires approval.

OUTDOOR HOT TUBS/SPAS: Requires approval.

INSPECTIONS AND FINES: The HOA ARB and/or management company has the right to inspect all properties within the community. Violations of these Guidelines and restrictions, or any other violations of the community Master Deed Restrictions, may result in a Violation Notice. If a violation is not corrected within the specified time period, it can result in a fine for non-compliance and additional costs if the community must take action to have the work performed to bring the unit into compliance. Fines will be placed as a lien against the offending property, which must be satisfied before the property is sold.

INTERSECTION OBSTRUCTION: The lower branches of trees or other vegetation shall not be permitted to obstruct the view at intersections, within twenty-five (25') foot radius of the corner Lot line.

LANDSCAPING: Trees qualifying under the Town of Summerville zoning ordinance for tree protection, shall not be intentionally destroyed or removed. The Owner must provide building plans and plat plans, showing landscaping, to the ARB. Each Owner shall keep all Lots owned by him or her (including vacant Lots), 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. Vacant Lots must remain wooded until the Owner secures permission from the ARB to proceed to construction as outlined in the Design Review Guidelines for Fieldview. No lawns, grass, weeds, or re-growth of brush on cleared Lots or partially cleared Lots or partially cleared Lots 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.

No use of synthetic byproduct such as rubber, asphalt, or gravel will be permitted.

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. 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 their condition.

MINING AND DRILLING: No mining or drilling.

PARKING OF TRAILERS, TRUCKS, SCHOOL BUSES, BOATS AND BOAT TRAILERS: No house trailers or mobile homes, campers or other habitable motor vehicles of any kind, school buses, trucks (other than non-commercial pickup trucks), or commercial vehicles over one (1) ton capacity, boats or boat trailers shall be kept, stored or parked overnight either on any street or on any Lot, except within enclosed garages, or screened from view from the street(s) as approved by the ARB. No unlicensed vehicle shall be parked or maintained upon any driveway, street, lawn or parking area.

PARKING – OVERNIGHT: No overnight parking is allowed as stipulated in Restrictive Covenant 8.22 of the Covenants, Conditions and Restrictions (CC&Rs) for the Fieldview Subdivision, to which every homeowner agrees at the time of purchase. There shall be no overnight parking on the street or on lawns. A temporary exception to the rule for up to seven nights may be granted for special temporary circumstances, when approved by the Board or Management Company employed by the Board.

PATIOS: Requires approval. Patios that are not builder options require the prior approval of the ARB.

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.

Drainage: Any impact to existing drainage requirements, which might result from the construction of the patio 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 functioning be impeded.

PERGOLAS: Requires approval.

POOLS: Requires approval.

PONDS / REFLECTING POOLS: Requires approval. Depth, appearance and size will be taken into consideration.

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

RECREATIONAL EQUIPMENT: Requires approval. 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:

Location: All elements of the equipment must be within the homeowner's lot boundaries. Equipment should not be placed within ten (10) feet of the nearest structure, fence or wall and reasonably distanced from any public property. Equipment shall be maintained and positioned in accordance with manufacturer suggestions.

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 at least three (3) feet from the property line. They must be kept rust-free with no torn canvas or missing springs.

RENTALS: An owner may lease their property; provided, that any lease or sublease must be for at least six (6) months. No residence shall be used as a time share or multiple ownership vacation plan. Any lease or sublease must contain the following provision:

Tenant shall obey, adhere to and be bound by all provisions of the Declaration of Covenants, Conditions, and Restrictions for Fieldview Subdivision. Tenant acknowledges that he has received a copy of such Declaration and the rules and regulations of the Association.

RESIDENTIAL USE OF PROPERTIES: All Lots shall be used for residential purposes and no business or business activity shall be carried on upon any Lot any time.

RETENTION PONDS: No fishing, swimming, boating, or bathing in the water retention ponds.

SETBACKS, BUILDING LINES AND CONSTRUCTION REQUIREMENTS:

- a) Each building or structure erected on any Lot shall be situated on such Lot in accordance with the building and setback codes of the Town of Summerville, South Carolina, and in accordance with the restrictions contained herein, whichever restriction or requirement is more stringent.
- b) Any building, structure, or fence shall be set back at least twenty (20') feet from any public street rights-of-way line on which it fronts. Exceptions may be granted by the ARB as to corner Lots.
- c) In each case, individual setbacks or sidelines must be approved by the ARB for its aesthetic value. The ARB may require a greater or lesser setback so long as the required setback does not violate the setback requirements of the Town of Summerville. In certain cases, the ARB may require an Owner to seek a variance from the Town of Summerville, if necessary to protect important trees, vistas or to preserve aesthetic value.
- d) No more than one (1) dwelling unit shall be built upon any Lot.
- e) The Owner shall provide parking for at least two (2) vehicles upon his Lot.
- f) **Walls and Fences.** Unless approved by the ARB, no fence or wall shall be erected, placed, or altered on any Lot.
- g) **Subdivision of a Lot.** No Lot shall be subdivided. Two or more Lots may be combined to form a fewer number of Lots so long as any resulting Lot(s) meet(s) all subdivision and zoning requirements. Any easements alongside Lot lines which are abandoned in the combination of Lots shall be deemed automatically abandoned unless there is, in fact, an easement or utility located along or adjacent to said Lot line. The Owner of any combined Lot shall be responsible for all costs and expenses of removing or relocating any utility located along or adjacent to any side Lot line being abandoned. The combination of Lots will not reduce the assessment due and the Owners combining Lots shall be responsible to apportion their respective share of the Assessments attributable to the Lot being combined into their respective Lot. For example, if two Owners buy Lot between them and split such Lot, then each of the resulting Lots shall pay Assessments in amounts equal to one and one-half (1 ½) times the Assessment amount for non-combined Lots.
- h) **Terraces, Eaves, etc.** For the purpose of determining compliance or non-compliance with the foregoing building line requirements, terraces, stoops, eaves, wing-walls, and steps extending beyond the outside wall of a structure shall not be considered as part of the structure.

SEWAGE AND WATER SYSTEMS: Sewage disposal shall be through the municipal system. Water shall be supplied through the municipal system.

SIGNS: No signs advertising "for sale" or "for rent", shall be erected on any Lot or displayed to the public on any Lot larger than four (4) square feet.

SOLAR PANELS: **Requires approval.** The ARB reserves the right to suggest the location of the solar panels. The solar panel(s) should match the color of the roof as close as possible.

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

SWINGSETS / PLAY STRUCTURES: **Requires approval.** See Recreational Equipment.

TEMPORARY STRUCTURES: **Requires approval.** No structure of a temporary nature, unless approved in writing by the ARB, shall be erected or allowed to remain on any Lot, and no trailer, camper, shack, tent, garage, barn or other structure of a similar nature shall be used as a residence, either temporarily or permanently.

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

WATER WELLS: Water shall be supplied through the municipal system. The ARB 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 no lower the level of any pond or affect the quality of the pond water. No Owner may pump water from any pond.

WIRES AND CABLES: All utility service lines connecting to residences shall be underground.

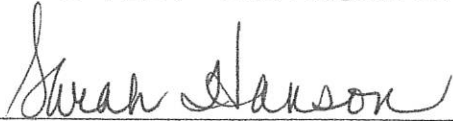
RESOLUTION
BY THE FIELDVIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
ARCHITECTURAL GUIDELINES AND OTHER RESTRICTIONS

WHEREAS, the Board of Directors of the Fieldview Homeowners Association met on January 10, 2019, and reviewed the FIELDVIEW HOMEOWNERS ASSOCIATION ARCHITECTURAL GUIDELINES AND OTHER RESTRICTIONS document as revised June 4, 2015, and confirmed as a whole that this policy is still in effect and has not been revoked or amended since its original execution;

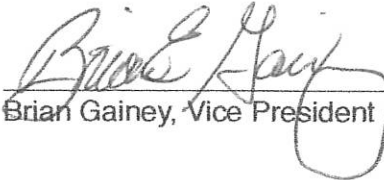
WHEREAS the Board of Directions wish to record the FIELDVIEW HOMEOWNERS ASSOCIATION ARCHITECTURAL GUIDELINES AND OTHER RESTRICTIONS document with the Dorchester County Register of Deeds Office;

IT IS FURTHER RESOLVED that the Architectural Guidelines and Other Restrictions 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

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



Instrument #: 2019000869
Receipt Number: 58000 Return To: WALK IN
Recorded As: MISCELLANEOUS
Recorded On: January 11, 2019
Recorded At: 01:39:55 PM Received From: WALK IN
Recorded By: CB Parties:
Book/Page: RB 11704: 276 - 283 Direct- FIELDVIEW HOMEOWNERS ASSOC
Total Pages: 8 Indirect- FIELDVIEW HOMEOWNERS ASSOC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$13.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds