

**SUMMER WOOD
ARCHITECTURAL APPLICATION FOR CHANGE/REVIEW**

• **General Information**

Date Received _____

Date Approved _____

Owner's Name: _____

Address: _____

Estimated Start Date: _____ Estimated End Date: _____

Telephone (Home) _____ (Cell) _____

E-mail: _____

Contractor: _____ Phone: _____

• **Proposed Addition or Alteration**

A. FENCE

Materials Descriptions (attach drawings and/or photographs)

_____ 3 ft. high fence with 3-inch vertical pickets spaced 2½ inches apart with flat post caps, made of white vinyl

_____ 4 ft. high fence, tongue and groove, flat post caps all made of white vinyl

_____ 6 ft. high fence, tongue and groove, flat post caps all made of white vinyl

WARNING: THE HOMEOWNER CANNOT MIX THE DESIGNS OF THE FENCE USED ON THEIR PROPERTY. THE ENTIRE BACK YARD OF THE HOME MUST BE ENCLOSED BY A FENCE OF THE SAME DESIGN AND HEIGHT AS THE SIDES OF THE YARD BEING ENCLOSED. IN ADDITION, EACH FENCE MUST HAVE A GATE TO COMPLY WITH SAFETY RULES REGARDING SAFE EGRESS FROM THE FENCED AREA.

The following guidelines are intended to further clarify Article VII in Declaration of Covenants and Restrictions for Summer Wood

1. No homeowner may install a fence or patio divider **without prior approval from the Architectural Review Committee**. The application must be the current form in use as shown or recorded on the management company website.
2. The homeowner must also obtain any and all necessary permits and governmental approval.
3. Each home has a designation for a:
 - 3 ft. high fence with 3-inch-wide vertical pickets spaced 2½ inches apart made entirely of white vinyl
 - 4- ft. high privacy tongue and groove fence with flat post caps made entirely of white vinyl
 - 6-ft. high tongue and groove fence with flat post caps made entirely of white made vinyl

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4. Color and material: white vinyl for all sizes and flat post caps.
5. The homeowner will contact local utility companies (Public Utility Buried Services) to verify the location of the underground utility lines, cable lines, etc. If fences are installed over any underground utilities, the homeowner must understand that the utility companies have the right to remove or damage your fence in the event repairs on a line are necessary. The utility companies will not be responsible for reinstalling or repairing your fence.
6. The owner must pay for professional relocation of all irrigation heads by the POA contractor necessary for a fence installation.
7. So as not to restrict a contractor's, landscaper's, neighbor's or utility company's reasonable access to their property, worksite or to Common Areas, the fence:
 - A) Cannot extend beyond any lot line and**
 - B) There must be an unobstructed access path of legal ground at least 5 feet wide**immediately adjacent to all external sides (rear and sides toward Common Areas) of the fence, regardless of the lot line, to allow landscape and Common Area access.
8. After installing the fence, the homeowner becomes responsible for maintaining the area inside of the fence, including removing all vegetation, and for power washing, and for cleaning both the exterior and the interior of the fence. Violations which could include fines will be enforced.
9. The fence location will not impede storm water flow or block any existing drain pattern. If it does, the homeowner will be responsible for all costs of correction.
10. If you locate a fence or other item in an easement, please be advised that the company that has the easement can remove your property to do work in their easement. They will not be responsible for the replacement. Also, any fence or other items placed in a drainage easement may not impede the flow of drainage water.

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SUBMISSION FOR APPROVAL:

Please include the following items in your submission package to the management company:

- a. Completed Summer Wood Application for Architectural Review Form for **FENCE**
- b. Final survey plat map (You received a copy of this in your closing package) with proposed fencing drawn in. (If you cannot find a copy, the Property Records Department of your county of residence can also supply a plat map at a nominal fee.

Homeowner must be current with HOA dues and not have outstanding fines

Please send all items to:

Summer Wood POA
Attention: ACC Request – **FENCE**
1 Carriage Lane, Ste. C-100
Charleston, SC 29407
Info@imcchs.com

Owner’s Signature: _____

Date: _____

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IMPORTANT: *Please be advised that approval from the Summer Wood ACC/ARC does not exclude you from obtaining the required permits from Berkeley/Charleston County for your exterior modifications. The ACC/ARC is NOT responsible for obtaining necessary permits, enforcing compliance with applicable building and zoning codes, or ensuring the soundness and quality of any improvement or modification carried out on individual lots in the community.*

PLEASE NOTE: Once your request has been approved from the POA's ACC Committee Chair, the homeowner will have six (6) months from the approval date to complete the project as outlined in the attached application. If it is NOT done within this timeframe, the entire project must be resubmitted for approval to the ACC Chair.

ACC approval is based on the information provided on your application. If the homeowner deviates from the approved ACC form, the HOA will give the homeowner ten (10) days to remove the unapproved structure/change at the homeowner's expense. After ten (10) days if it is not removed, the POA will remove it at homeowner expense as well as initiating the violation schedule with its fines.

Once the project has been completed, a return visit by the ACC Chair is required to inspect the finished project so that future homeowners of your home are NOT held liable for faulty construction work, failure to install the fence properly, etc. It is the current homeowner's responsibility to notify the ACC chair of the project's completion so that a final approval of the scope for the project is obtained. Without this documentation, current and future homeowners **WILL BE RESPONSIBLE** for any damages which result from faulty construction, changes in the original plan submission, or incorrect placement along property lines, etc., and will be financially responsible for the costs to correct said deficiencies. If these problems are discovered at closing, the selling homeowner will be responsible for any costs to correct the deficiencies.