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SECTION 1 - INTRODUCTION

The Declaration of Covenants, Conditions and Restrictions (CC&R) of Cedar Grove subdivision specify property restrictions.

The CC&R assigns the Architectural Review Board (ARB) the responsibility of maintaining established standards and guidelines for improving and modifying properties and lots. The ARB is made up of residents that live within the Cedar Grove subdivision. The ARB charter is to review and approve all permanent additions to properties within Cedar Grove in maintaining with the Cedar Grove CC&R.

This document establishes guidelines ARB approval when making property additions and modifications. The ARB is a free service that exists to preserve the community. Since this document cannot begin to identify every scenario, the ARB retains the right in its sole discretion to make decisions about applying these guidelines to ensure the architectural design intent of this neighborhood is maintained. In no circumstance can the ARB approve property modifications that violate any articles of the CR&R.

The goal is for all changes to be approved in a timely manner prior to any contract or purchases is made. Every case is evaluated for your specific property to enable homeowner autonomy while not impacting aesthetic and functionality of the neighborhood.

The ARB is committed to timely reviews. Incomplete applications will result in delays and possibly declines. For the quickest response, be sure to include your correct email and phone number on the application. ARB assistance is available by contacting CedarGroveHOAARB@gmail.com.

ARB declined applications may be appealed to the Cedar Grove HOA Board.

SECTION 2 - GENERAL APPLICATION REQUIREMENTS

While each project is different; the following information is generally needed:

1. In all cases it is the homeowner's responsibility to locate property lines, easements and buffer zones. An official recorded plat s in the county records and shows property lines, buildable area, all setbacks, location of any easement or buffer areas and drainage plan. This plat should be

included in the application for any permanent structure (including fences). A plat for each property is recorded at Dorchester County, Register of Deeds office and can be obtained by request. Every instance in this document for plat refers to the official recorded plat.

2. Project drawn to scale on the plat, with pictures if possible, showing:
 - a. Location of the project on the lot.
 - i. Location of any trees affected by the project.
 - b. For fences: size and location of gates, style of fences and gates and photo of the proposed style.
 - c. For sheds: photo of the proposed shed with siding and roof type, colors and styles as well as foundation type if applicable
 - d. What finished project will look like.
3. Any structure proposed on HOA easement or buffer requires HOA Board of Directors approval in addition to ARB approval.
4. Wetlands and wetland buffers are not to be disturbed with fences or structures and should not be mowed, sodded, or otherwise disturbed. If a previous owner encroached on the wetland or buffer area, you can be held liable, be subject to a fine, and have to return the area to what was the natural state. See SC DHEC guidelines for more information at https://scdhec.gov/sites/default/files/docs/Environment/docs/Mitigation_Guidelines.pdf.
5. Drainage easements identify where underground piping for drainage is located. While you may fence in this area, if work is required for portions on your lot, you will be responsible to removed and replace the fence at your own expense. More permanent structures such as pool should not be placed within the drainage easements.
6. The original property plat shows the surface drainage for your lot. The drainage is designed to move water away from your foundation and prevent areas of your yard from ponding or holding moisture. Any changes in your landscaping should not impact the intended flow of water for you and your neighbors.

SECTION 3 – TREE REMOVAL

1. Proper permitting must be obtained from the City of North Charleston for all tree removal projects. Because the city requires HOA verification that the tree is on the homeowner's property; an ARB request must be submitted to the ARB.
2. Homeowner should provide a tree removal request with the location of the tree noted. If the tree is on a shared property line with neighbor, agreement between the neighbors is required.
3. For any request for removal of trees on HOA property; a written request must be made to the HOA Board of Directors.

SECTION 4 – EXTERIOR PAINT

Home Exterior

1. Paint used on the home exterior does not have a brand requirement but should be exterior paint.
2. An ARB request should be submitted for any exterior painting. Considerations include home style and brick/siding color combinations. Each request will be considered on a case-by-case

basis. Typically, approved colors are not limited to Brown, Maroon, Navy, Black and Dark Green.

3. Trim around windows/doors should complement the shutter/door/siding color. Typical trim colors include white, cream/tan.
4. All porch wrought iron handrail and railing should be maintained as black.
5. Maintenance and touchup painting does not require ARB application for approval.

Wooden Structures (fences, decks, screen porches)

1. All wooden structures must be sealed with a clear or neutral stain.
2. Typical neutral stain options include clear, golden honey, red cedar, clove brown, or chestnut.
3. Painted fences, decks and screened porches are not allowed.
4. Sheds constructed of wood can be stained a neutral color or painted to match the vinyl on the house.

Gutters and Downspouts

1. Gutters should match the house trim.
2. Typical colors are white, cream/tan
3. Downspouts can be painted to match the brick color.

SECTION 5 – DRIVEWAYS

A plat of the lot is required to show property lines, front setback, rear setback, right and left setbacks and location of any easement or buffer areas.

New Driveway Construction

1. The ARB request must include a scaled drawing that shows the proposed location of the driveway relative to the house as well as right/left side property lines.
2. Driveway size will be limited to 33% of the street front area of the property (back corners of house to street). All dimensions necessary for calculation must be included on the submitted drawing.
3. Surveyed property lines must be verified prior to installation if edge of driveway is less than 5' from property line.
4. Driveways will be limited to 23' wide at the street front unless approved by the ARB.
5. Driveways must be constructed of plain concrete.

Existing Driveway Expansions

1. A drawing that shows the location of the driveway expansion relative to the house and existing driveway must be provided. Dimensions (length and width) must be provided for the existing driveway and the driveway expansion.
2. Completed driveway size will be limited to 33% of the street front area of the property (back corners of house to street). All dimensions necessary for calculation must be included on the submitted drawing.
3. Surveyed property line must be verified prior to installation if edge of driveway is less than 5' from property line.
4. Any driveway expansion must be constructed of plain concrete.

SECTION 6 – BUILDING TYPE STRUCTURES

A plat of the lot is required to show property lines, front setback, rear setback, right and left setbacks and location of any easement or buffer areas.

A plat was provided when you closed on your property. It can also be obtained from the city/county office of where you reside. This document will show the dimensions of the lot, the location of your house, and any easements.

Structures will not be allowed on wetland or wetland buffer zones. Any structure proposed on HOA easement or buffer requires HOA approval in addition to ARB approval.

Power, water or sewer is not allowed to any structure that is not attached to the house.

Pre-fabricated Shed ≤ 50 SF and 8 ft height (or less).

1. Sheds can be built in place or purchased as pre-fab units.
2. Acceptable materials of construction include wood, metal and HS (high density) plastic.
3. If shed is purchased ARB request must include technical specifications of the pre-fab shed as well as color.
4. Sheds less than 50SF do not require a concrete foundation but should be anchored to resist wind damage.
5. If shed is built in place; ARB request should include size, dimensions, materials of construction and color. Colors should be neutral or natural tones to complement existing home. Built in-place shed roofs should match house shingles in type and color.
6. Preferred location for shed is in the rear center third of the owner's property to not be visible from the street. Shed cannot encroach on setbacks, easements or buffer areas. However, depending on the property location and the presence or not of a privacy-style fence, the ARB will consider approving a different location in the back yard of the property. For properties that border on a pond and whose backyards are visible from across the pond, locating a shed as close to the rear of the house is practical is preferred.

Shed > 50 SF and ≤ 100 SF and 8 ft height (or less)

1. Structures of this size are generally built in-place. The ARB request should include detailed construction drawings with size, dimensions, materials of construction and color. Colors should be neutral or natural tones to complement existing home.
2. Roof should match shingle type and color of existing house.
3. Structures of this size must be constructed on and anchored to a concrete foundation.
4. ARB will consider high quality prefabricated buildings with natural wood exterior attached to a concrete foundation. ARB request should include technical specifications of the pre-fab building.

Outbuilding > 100 SF

1. For outbuildings greater than 100 SF only on-site constructed building are approved.
2. The ARB request should include detailed construction drawings with size, dimensions, materials of construction and color.
3. Property owner is responsible to ensure that applicable building codes are followed and to secure required building permit.
4. The outbuilding must be constructed on and anchored to a slab foundation.

5. The exterior of the building must be brick veneer with style and color matching the brick on the existing house.
6. The roof must use shingles type and color of existing house.

Screened Porch

1. Property owner is responsible to ensure that applicable building codes are followed and to secure required building permit.
2. The addition should be constructed on a foundation with a crawl space to match the existing house structure. The exterior of the foundation should be matching brick or brick veneer showing of the exterior. If there is exposed wood framing where the porch meets the foundation, it should be stained a clear or neutral color compatible with the rest of the home.
3. The roof must use shingles type and color of existing house.
4. The visible exterior framing and gables of the porch should be covered with vinyl trim compatible with the existing home colors.
5. ARB request should include the following:
 - a. Detailed construction drawings to ensure structural integrity.
 - b. Type of construction material.
 - c. All exterior colors trim, gutters, downspouts, shingles).
 - d. All door types and sizes

Enclosed Addition

Enclosed addition and outbuilding differ in that the enclosed addition is attached to the existing house and the outbuilding is not. There are no size limits to house additions but 100% of the structure must fit within the buildable area on the property plat. The general design should fit the style and materials of the existing structure.

1. ARB request should include the following:
 - a. Detailed construction drawings to ensure structural integrity.
 - b. Type of construction material.
 - c. All exterior colors (brick, door, shutters, trim, gutters, downspouts, shingles).
 - d. All window/door types and sizes
2. Property owner is responsible to ensure that applicable building codes are followed and to secure required building permit.
3. The addition must be constructed on a brick foundation with a crawl space to match the existing house or on a concrete slab if at ground level.
4. The exterior of the building must be brick veneer with style and color matching the brick on the existing house.
5. The roof must use shingles type and color of existing house.

Sun Room

A sun room differs from an enclosed addition in that it maximizes window or screened area with less than 25% of vinyl/wood siding in the design.

1. Sun room must be constructed to maximize windows by having have less than 25% vinyl/wood siding. (75% must be screen/window or door).
2. To scale construction drawings must be provided with the ARB application.
3. Material of construction must be provided along with color swatches for siding and trim. Any siding or vinyl must match or complement the existing house siding color and type.
4. The sun room roof must match the roof of the existing house. Provide shingle style and color in ARB request.
5. Sun room must not encroach on any setbacks, easement, or buffer zones.
6. Details must be provided for connections to the existing house (roof and siding)
7. The sunroom must sit on and be anchored to a concrete slab.
8. If sun room is elevated off ground level, it has to sit on a brick foundation with a crawl space (matching the house).

OTHER MISCELLANEOUS STRUCTURES

Other structures not noted (such as decks, pergolas, or any other miscellaneous structure) must also get ARB approval prior to installation. As these structures are unique to each individual home and property, guidelines vary. In general, the ARB will consider size, material, color, location on property, and functional/aesthetic fit to the neighborhood. The ARB is happy to consult with the homeowner prior to ARB submittal to reduce questions and improve response time.

Due to the size of the lots in Cedar Grove, property owners are limited to two shed and/or outbuilding.

SECTION 7 – POOLS AND HOT TUBS

A plat of the lot is required to show property lines, front setback, rear setback, right and left setbacks and location of any easement or buffer areas.

The ARB request must include a drawing or plat that shows the proposed location of the pool or hot tub relative to the house as well as back/right/left side property lines.

Pool Construction

1. Pool must be installed in the rear of the house.
2. Pool must in-ground installation. No above ground pool kits will be approved.
3. Pool can be either concrete gunite or lined pool style.
4. Pool/decking must not encroach on any setbacks, easement, or buffer zones.
5. Drawing must include pool and decking dimensions.
6. Fencing must be installed to meet city/county requirements for a pool.
7. Color of pool and decking should be noted on request.
8. Structures designed over the pool to shield the pool from sun will not be approved.
9. Location of all pool equipment should be installed behind the fence hidden from street view.
10. Yard drainage must be properly addressed and maintained as to not encroach on neighboring property.

Hot Tub Installation

1. Hot tub must be installed in the rear of the house and surrounded by privacy fence.
2. Technical specifications for the hot tub must be included in the ARB request.
3. ARB request must include concrete pad or deck (for hot tub to sit on) with size color, and materials of construction.
4. Location of all support equipment should be installed behind the fence hidden from street view.
5. Hot tubs are limited to 500 gal of water).

SECTION 8 – FENCE

Any fence to be constructed must comply with the City of North Charleston building codes at a minimum.

General Requirements

1. The following are general requirements:
 - a. Installation of a fence must not redirect storm water runoff or cause a change to the water drainage pattern for the area. The fence should not impede run off.
 - b. Wooden fences must generally have:
 - i. Posts (except for larger gates) must be at least 4' x 4' size with a height that is appropriate for the fence design.
 - ii. All posts must be placed deep enough into the ground to assure they are stable and either dry packed with concrete mix or have concrete mix pours around the post.
 - iii. All vertical slats must be supported by at least two stringers. Field constructed fences require at least 2' x 4' stringers appropriately spaces.
 - iv. Sharp items or nails should not penetrate the wood so as to create a hazard
 - v. The finished side of the fence must face outward.

Location

1. The following are typically required. The ARB may consider special requests if there is a compelling reason.
 - a. A fence must start from the back corners of the house. The ARB may request that you run from the leading edge of an adjacent fence.
 - b. The fence should generally be on, or adjacent to the property line. It is the owner's responsibility to assure the fence is on the owner's property.
 - c. If HOA easement is violated, approval from the HOA Board of Directors is required in addition to the ARB. It is with the understanding that should work be required in that easement, it will be the homeowner's cost and responsibility to remove and reinstall the fence at no cost to the HOA.
 - d. Two fences adjacent to each other on the same property line will not be allowed. It is encouraged to connect to existing fences. If not, a minimum of 3 feet must be maintained between the fences to allow for lawn maintenance.

Materials of Construction

1. Fencing can be prefabricated aluminum, prefabricated Wrought Iron, or Prefabricated or field constructed Pressure Treated Wood.

Colors

1. Black for aluminum or wrought iron
2. Clear sealer for pressure treated wood
3. Neutral stain for pressure treated wood (see Section 2 for more detail)
4. Pressure treated wood fences must be either sealed or stained on a frequency to maintain the appearance.
5. White or bright color fences will NOT be approved.

Design

1. Aluminum or wrought iron, picket (exact style must be presented in application for approval).
2. Pressure treated wood can be either picket style or a privacy style fence. Generally, if a fence exists adjacent; utilizing the same design will be required.
3. Scalloped tops on privacy fences are not permitted.
4. The posts may extend above the fence up to 3" and decorative toppers can be added by require approval of the ARB.
5. The slats on the fence must run vertical.
6. Any decorative trim to be considered must be included in the initial application.
7. The finished side of the fence must face outward.
8. A fence for a specific property may have different materials of construction or design for a specific reason that must be specified in the application. As an example, the sides could be 6' privacy and the back fence aluminum picket to allow a view.

Gates

1. The following are typically required:
 - a. All gates requested must be included in the application along with size, location and design.
 - b. Any gate openings greater than 4 feet will require the use of two gates and not a single gate.
 - c. All gates constructed of pressure treated wood must be built of sufficient strength and reinforcement so as to not sag with time. Gates must have hinges of sufficient strength to handle the normal wear and tear of routine opening and closing.
 - d. All metal gates must be adequately supported to maintain the gates level appearance over time.

Height

1. Fence heights are generally limited as follows:
 - a. All fences must be at least 3 feet tall and no more than 6 feet tall.
 - b. The height of the fence for a specific property may include sections with different heights. This must be included in the initial application.
 - c. If using different heights, appearance of the transition and the location will be considered in the approval decision.

SECTION 9 – SATELLITE DISH

1. ARB approval is required before any dish is installed.
2. Installation must be on the roof of the structure or other location that minimizes visibility from the street or front of the residence. A picture and plat showing the location of the dish is required with this application.

SECTION 10 – SOLAR PANELS**General Guidelines**

1. Only roof-mounted solar installations will be approved.
2. External solar panels should be all black, with an effort to minimize checkerboard like patterns. Highly visible checkerboard patterns will not be approved.
3. Installation must be low profile (flat on the roof, not at an incline) and conduits/wiring shall not be visible. The exception would be for conduit emerging from the side of the house to travel down to the breaker box/meter/converter.
4. Homeowner should make every effort to minimize street visibility as is practical.
5. Installation must comply with current city/county building codes. It is the owner's responsibility to comply and obtain appropriate permits.
6. Solar panels cleanliness and maintenance will be required and enforceable per the current C&R document, article VI, section 31, which will include replacing/repairing or removing damaged panels and overall appearance of the installation.
7. Modifications to approved and installed solar panels and mounting system, including the addition/removal of panels, layout modifications etc. shall require an ARB approval.

SECTION 11 – LANDSCAPING

In general landscaping (planting or moving shrubs/plants/flowers) does not require ARB approval. However, any structure associated with landscaping (i.e., permanent curbing, raised beds, permanent trellis) does require ARB approval.

In order to maintain unity within the neighborhood, plant growth (such as ivy or moss) is not allowed on the home exterior.

Landscaping applications will be reviewed on a case-by-case basis as they will be unique to an individual property. The ARB will consider size, material, color, location on property, and functional/aesthetic fit in the neighborhood.

ARB applications should include pictures, plat with location and a description of the project.