

## **Ridge Pointe Architectural Review Committee Guidelines (Revised June 14, 2024)**

### **General**

The purpose of the Architectural Review Committee (ARC) is to help preserve and enhance the property values for all owners and to ensure that the neighborhood stays as beautiful as possible. To allow the ARC to evaluate modification requests, plans must show the exterior appearance of all structures, floor plans, construction materials, with measurements on a physical survey of the property (plat) submitted for review with the application. The Property Owner (PO) must submit detailed sketches or other concepts on the property's plat. This helps avoid a delay or denial of an ARC request. This is critical for the review process to ensure that no modifications will adversely affect drainage, the property, or will be taking place within any building setbacks, easements, wetlands or common areas.

The guidelines have been reviewed and approved by the Ridge Pointe Board of Directors (BOD) and are based upon the Covenants, Conditions and Restrictions of Ridge Pointe (CCR).

### **Design Review**

This includes color, design, size, boundaries, location, safety and regulatory compliances. The PO is accountable for the actions of the contractor in maintaining a neat, clean construction site, avoiding damage to trees and other properties, avoiding disturbance of neighbors, and all other construction related conditions. PO are urged to make sure they are protected by Builder's Risk Insurance and that their contractor is adequately protected with public liability and worker's compensation insurance coverage. Omission of any of the required information will delay the review process. PO, architects, and/or contractors submitting plans for review are urged to provide any additional information that will help the ARC fairly and accurately evaluate the material submitted.

The CCR are standards for land use, architectural design, and property maintenance and establish the mechanisms for the operation of the ARC. The CCR are guidelines that are necessary to interpret and expand upon to specifically describe allowable parameters and limits.

The PO must submit all exterior modification requests to the ARC on the approved application form. When contemplating such modifications, the guidelines will assist the PO in determining which modifications require formal application. When in doubt, the PO should contact the ARC via the management company for further guidance and/or assistance in preparing the application.

## REQUIREMENTS FOR ALL SITE MODIFICATIONS ARC APPLICATIONS:

1. A successful application will incorporate the following elements, as applicable:
  - a. A plat plan showing the change/modification being proposed. A plat plan for each property was included in the home closing papers; however, a copy may also be obtained from the original surveyor.
  - b. Color, design, pattern and description of the materials to be used; samples and photos are helpful and may be required.
  - c. Scale drawings and elevations of proposed changes with measurements from property lines.
  - d. Location and size of any affected trees, buildings or structures.
  - e. Any specific requirements identified in the guidelines.
  - f. Any requested information from the ARC in response to the application.
  - g. Signature of the Applicant.
2. The PO must receive written approval from the ARC via the management company before a project may proceed.
3. It is the PO responsibility to contact the ARC or management company upon completion of the modification for a final review from the ARC to close out application.
4. Approval of a modification by the ARC does not relieve the PO from the obligation of obtaining all applicable county permits prior to proceeding with the modifications.
5. Upon review by the ARC, a letter will be sent to the requesting PO, either approving/denying the request or requiring additional information. This reply by the ARC will be made within 30 days after receiving the completed request or the requested project is automatically approved.

**ARC Review:** The ARC will review applications with the best interests of the community as a priority while working with PO applicants to achieve the desired result. The applicant will receive a written response, after such plans and specs have been submitted, within 30 days after receipt of a properly completed request. If a project cannot be approved as presented, the ARC will work with the PO to reach a suitable compromise when possible. When a project is disapproved, the PO may appeal to the BOD within 10 days and the BOD will respond to the appeal within 30 days. All approved projects should be completed within six months of

approval. Should a project not be completed within six months, a request for extension of time to complete the project must be submitted with the specific reasons for the delay and specific dates for a completed modification. Follow up site visits during the course of construction, including final review when projects are completed, may be initiated at the discretion of the ARC. The ARC will advise PO in advance of such site visits to schedule mutually convenient times.

**Changes in Rules and Regulations:** The BOD may, in accordance with the CCR and By-Laws, alter, amend, revoke, or add to these Rules and Regulations. When notice of any alteration, amendment, revocation, or addition is given, it shall have the same force and effect as if originally made a part of these.

**Rules and Regulations:** These Rules and Regulations will remain in effect unless amended or revoked by the BOD. The BOD retains full authority for the enforcement of these Rules and Regulations. These Rules and Regulations, and any amendments or additions thereto, shall be furnished to all PO.

## **SPECIFIC GUIDELINES AND RESTRICTIONS**

These guidelines should be understood as just that, guides to be used by PO in preparing applications for exterior modifications. They will tell you what is most likely to be approved under typical circumstances, and also give the PO important information on how to prepare an acceptable application. Special circumstances regarding a property may allow the approval of an application that might be disapproved at another location, or denial of one that might have been approved elsewhere. The fact that a plan has been approved for use at another location does not mean that it is automatically approved for all locations. For example, an approved modification resulted in a negative appearance/result. For this reason, each application will be considered as a new request for approval. All modifications are to have ARC approval unless indicated in these guidelines.

## **BUILDING CODES**

Any and all additions, alterations or other improvements to the property must be in compliance with the building codes and requirements of Horry County and any other body having jurisdiction in the State of South Carolina. It is the PO responsibility to ensure that all codes are met. See ARC requirements #4

## **GENERAL GUIDELINES**

- The ARC must approve changes to house exteriors. This includes, but is not limited to, additions or modifications to screened porches (or other rooms); external doors, including screen doors or storm doors, windows, skylights, solatubes, patios, driveways, walkways, arbors and fences. It also includes any embellishments to the house, including but not limited to, decorative items visible to others. See specific sections for additional information and specific guidelines.
- The color of any painted addition must match that of the house.
- Any addition must be made with the same exterior material (including color and texture) as originally used on the house. If the same material is not available, the ARC must approve any substitute material.
- Roofs must be gabled (i.e., A-framed) or of similar style and pitch to the existing rooflines, unless otherwise approved by the ARC.
- Roof eaves and fascia should be the same depth, style and approximate slope as those of the existing dwelling.
- Landscaping plans must be included with the overall project plan.
- New additions should not adversely affect drainage on adjacent properties.

## **AIR CONDITIONER UNITS**

- The relocation of an air conditioner unit requires ARC approval.
- The installation of an air conditioner unit of different appearance requires prior ARC approval and may require screening or placement in an unobtrusive location such as the rear of the home. The installation of a mini-split HVAC system requires ARC approval.
- The replacement of an existing air conditioner unit does not require ARC approval, so long as the location of the unit is not changed.
- Window Air Conditioner units are not permitted.

## **ANTENNAE**

- The installation of exterior over-the-air conventional “stick” TV antennae and radio receiver/transmitter antennae (e.g. AM/FM broadcast radio, Amateur (“ham”) radio and Citizen Band (“CB”) radio is prohibited.
- See “Satellite TV Dishes” for rules regarding satellite TV receiving dishes.

## **ATTIC VENTILATORS (Including solar fans)**

- Attic vent systems require ARC approval.
- All exposed parts must be painted to match the roof as best as possible.
- Must be roof mounted and not extend above the ridgeline.
- The preferred location for installation is on the backside of the roof.
- Homeowners considering other locations on the roof should provide evidence supporting such placement. A diagram, or photograph, showing the intended location should be included with the ARC application.
- A plat is NOT required for this item when applying for an ARC approval.

## **AWNINGS**

- ARC approval is required.
- Awnings are only permitted on the back of the house.
- Awnings are not permitted on the front or side of the home.
- Proposed location of the awning must be indicated with measurements on the property's survey or plat to ensure it is being installed in an acceptable location.
- A plat is NOT required for this item when applying for an ARC approval.

## **BASKETBALL HOOPS**

- Portable basketball hoops are the only type permitted.
- The height must not exceed the NBA maximum. (Top edge of rim height 10 feet).
- Must not be lit.
- Shall not be placed for use in the street.
- Usage is permitted in the upper part of the driveway near the garage door. Hoops must be stored in unobtrusive location when not in use.
- Must be placed at least 20 feet from neighboring structures.
- Must be well maintained.
- The application must include specifications on the type of basketball hoop.
- A plat is NOT required for this item when applying for an ARC approval.

## **BRICK FACING, STACKED STONE OR STUCCO**

- ARC approval is required.
- Must be compatible with the color scheme of the house and any existing brick and should blend in with the surrounding community.
- A photo of the color of brick, stacked stone or stucco that is going to be installed must be submitted with the application as well as the location of where the brick will be installed marked on the property plat.

## **CHIMNEYS**

- All chimney additions require approval of the ARC. All chimney additions should use a design similar to the original chimney. In addition, the PO is responsible for obtaining required building and/or zoning permits.
- Chimneys which exit through an exterior wall or which run vertically along an exterior wall should be of brick construction or should be boxed in with materials that match the exterior wall finish in style and color.
- For chimneys that exit through the roof:
  1. Boxing is encouraged for chimneys or smokestacks located on the front slope of the roof or the roof ridge or any location where it will be visible from the fronting street. Conspicuous locations on the front slope of the roof should be avoided.
  2. Chimneys located on the rear slope of the roof and not highly visible from the fronting street need not be boxed in. All exposed metal sections shall be painted black.

## **COLOR CHANGES**

- ARC approval is required for color changes of existing structures.
- Colors must match, complement or blend with the existing colors of surrounding homes.
- An application to change the color of an existing structure must include the name and brand of the color that will be used with an example of that paint color included with the application as well as the location of where the color change will take place indicated on the property's plat.

## **CONCRETE COATINGS (Including Driveways, Walkways and Patios)**

- The color, stenciling and design of a driveway, sidewalk or patio coating requires approval from the ARC.
- Must be color coordinated to the siding or brick façade of the house and designed to blend in with the community.
- A plat is NOT required for this item when applying for an ARC approval.

## **DECKS**

- ARC approval is required. Decks will only be approved under very limited circumstances.
- The deck must be made of Terex Decking or a similar product. Wooden decks are not permitted.
- A deck may not be constructed over any easements.
- A site visit by the ARC may be required to review the extenuating circumstances that warrant the need for a deck on the property.

## **DOORS Entrance Doors and Shutters**

- Installation, replacement or modification of all exterior doors requires ARC approval.
- Entry doors and shutters must be painted a solid color that is coordinated with the house.
- Repainting doors and shutters to original color are permitted.
- ARC approval is required if changing the color of the doors and shutters to any color but the following colors (Colors must coordinate with the home). Choices are colors listed by [Mid-americaComponents.com](http://Mid-americaComponents.com) under shutters: White 001, Black 002, Wedgewood Blue 004, Clay 008, Federal Brown 009, Musket Brown 010, Tuxedo Grey 018, Wicker 023, Burgundy Red 027, Forest Green 028, Classic Blue 036, Wineberry 078, Bright White 117, Midnight Green 122, Midnight Blue 166, and Bordeaux 167. Paint is available from Sherwin-Williams Company.
- Full view screen and storm doors are permitted and must be color coordinated to the house. Approved colors for storm doors are white or black.

## **DOORS Entrance Doors and Shutters (continued)**

- Full glass or sliding half glass doors may be used. Custom doors are also permitted with ARC approval (leaded glass or etched glass).
- Decorative shutters 12 – 14.5 inches wide and length measured from the top of the window to the bottom, excluding window sill, are permitted on and must be a solid color that coordinates with the home as described above.
- A plat is NOT required for this item when applying for an ARC approval.

## **DRAINAGE SYSTEMS**

- ARC approval is required prior to construction or installations of a new drainage system, or any change/modification that affects or alters the existing drainage pattern.
- The location of where the water will be directed to must be clearly indicated on the plat. If underground, size and type of pipe, depth and drain exit conditions (pop up, rock) must be indicated.
- The PO of any lot that adjoins a drainage ditch or swale shall keep that portion of such drainage ditch or swale lying within or contiguous to his lot clean and clear. This does not apply to drainage ditches or swales on common ground.
- The PO will be liable for any negative consequences that result from a drainage change on his/her property.
- The PO must not change the swale or size of any existing drainage ditches located within the community; the drainage systems are designed to remove storm water for the entire community. A small change to one property can adversely affect others.

## **DRIVEWAYS**

- ARC approval is required for any new driveway or addition to existing driveway, including stamping or painting.
- All driveways are to be constructed of concrete.
- Any change in grade must to be shown on plat.
- If an existing driveway has been painted or stamped, the new addition must be made to match the existing driveway.

## EDGING AND BORDER BLOCKS

- Curbscaping style borders for existing builder-installed beds are permitted. Curbscaping may also be extended along the sides of the home no more than three feet. The curbscaping color must coordinate with the color of the home exterior and is limited to brown, clay, tan, or gray. Additional colors or locations need ARC approval.
- ARC approval is required for other types of borders.
- Color and type must coordinate with house and landscape.
- PO will be liable for any negative consequences that result from a drainage change on their property as a result of the installation of edging and border blocks.
- A plat is NOT required for this item when applying for an ARC approval.

## EXTERIOR REPAIRS

- ARC approval is required for any change in color, materials, or styles.
- Repairs to the exterior of your home do not require ARC approval **so long as** the repairs are being done using the same color and materials that were originally used on the home.
- Replacing the vinyl siding, patching the stucco, repairing the brick, replacing the roof do not require approval unless the PO is changing the color or material on the exterior of the home.
- A plat is NOT required for this item when applying for an ARC approval.

## FENCING

- ARC approval is required.
- First PO to install a fence must, if feasible, locate it on property line.
- No chain link, wood, or wire is allowed.
- All fence posts are to be set in concrete.
- Fences shall be located in the rear and sides of property only. On sides of property, fences should not extend toward the street any farther than halfway down the side length of the home. The rear of the property is defined as the area behind an imaginary line drawn across the rearmost room of the main structure of the house (the main structure of the house does not include screened porches, Eze Breeze type enclosures,

## **FENCING (continued)**

or patios). The side of the house is defined as the area to the right or left side of an imaginary line drawn down the side of the house.

Exceptions may be made for extenuating circumstances, such as the location of the home and the shape of the lot.

- Fences shall be installed so as not to impede any drainage way, or access to common areas.
- Dog runs, animal pens, above ground electric fences, and walls are not permitted.

## **FIRE PITS**

- Any permanent fire pit requires approval.
- All permanent fire pit installations must be built to code with county permits if tied into a gas line.
- A contained fire pit for patio or chimney is allowed.
- Firewood may not be stored on the exterior of the property.
- No open burning such as trash in fire barrels, pine straw or yard debris is permitted.

## **FLAGS AND FLAGPOLES**

- Installation of a flagpole requires approval of the ARC. Application must show location of installation on a plat.
- Flagpoles must be permanent installations and constructed to withstand severe weather.
- Height of in-ground poles should not exceed 20 feet.
- Material of in-ground flagpoles should be steel, aluminum or fiberglass
- Flagpoles may be lighted and must only illuminate the flag.
- Two (2) – 4' x 6' flags may be displayed on a flagpole: US flag, South Carolina State flag or US Armed Forces flags are allowed for continuous display.

## **FLAGS AND FLAGPOLES (continued)**

- One (1) decorative flagpole may be bracketed to the house and may display one (1) continuous display flag as above or one decorative flag for limited display time as set in CCR.
- Flags that are faded, torn or otherwise unsightly must be removed or replaced.

## **FOUNTAINS**

- ARC approval is required for fountains. Only one fountain, not to exceed 48 inches at the highest point, will be allowed in the front of the home. Application for fountains must show design and proposed location on plat. Fountains should be constructed to withstand severe weather or removable if storms are forecast.
- ARC approval is required for fountains placed in the sides or back of the home.
- The color of the fountain must coordinate with the color of the home and trim. Bright colored fountains will not be permitted.

## **GARAGE DOORS**

- ARC approval is required for changes in complete doors, panels, or screening.
- Garage doors must be white and metal.
- Window panels are permitted and must be placed in the first and second panel from the top.
- White or frosted opaque window film on the glass is allowed. No other glass coating/covering is approved.

## **GAZEBOS**

- The gazebo must be no more than 12' x 16', with a height of no more than 13 feet.
- Gazebo must be properly anchored to concrete footings and hurricane straps must be used to secure the ceiling to ensure the gazebo can withstand extreme weather. Anchoring of the gazebo must be shown on the ARC request.
- Gazebos may only be located in the rear of the property, as defined by drawing an imaginary line across the rearmost room of the structure of the house.
- Gazebo must be at least 5 feet from property lines and may not be placed in any designated easements or setbacks. Homeowners may consult the ARC for advice on appropriate placement prior to application. Lot size and shape may vary so what is approved on one lot does not necessarily mean a similar placement will be approved for another lot.

## **GAZEBOS (continued)**

- Materials and color must reasonably conform to and harmonize with surroundings. Must be constructed of materials resistant to decay, such as redwood, cedar, and/or treated wood.
- Roofs can be covered with shingles or cedar shakes or plywood that is painted in a color and shade similar to and harmonious with the exterior of the residence. No metal roofs.
- Gazebo will be maintained in the same fashion as primary structures. PO will keep gazebos free of faded or peeling paint. Curtains may not be faded or fraying. If screened, gazebo screens will be kept in good repair.

## **GENERATORS**

- ARC approval is required for installation of exterior standby generators.
- Generator must be placed in a non-obtrusive location such as behind the air conditioning unit, behind the home or screened from view.
- Generator must be placed on an equipment pad.

## **GRILLS and OUTDOOR KITCHENS**

- Installation of any permanent barbeque grill or outdoor kitchen must have ARC approval.
- Permanent grills should be placed behind the footprint of the house. The footprint of the home is defined as the area between imaginary lines drawn down the sides of the house.
- Portable grills must be stored in the rear of the house or in the garage.

## **GUTTERS and DOWNSPOUTS**

- White gutters and downspouts are permitted.
- The PO is liable for any drainage problems created by installation of gutters and downspouts, regardless of whether the drainage issues are on the property of the applicant, neighboring property, or common area.
- Gutter guards must match either the white gutters or the roof shingles.
- A plat is NOT required for this item when applying for an ARC approval.

## **HOT TUBS**

- ARC approval required and must be installed according to Horry County code.
- Must be located to provide reasonable visual and acoustical privacy for both the PO and adjoining neighbors.
- Hot Tubs must have a security cover.
- Hot Tubs / Spas may be placed on a patio, size permitting.

## **HOUSE DECORATIVE DISPLAYS)**

- Any seasonal lighting may be displayed 30 days prior to the holiday or seasonal observance and must be removed within 10 days after the holiday is over. Beyond this time period, ARC approval is required.
- No seasonal lights are allowed that interfere, cause a disturbance or a nuisance to the neighborhood.
- No seasonal lights are allowed on a permanent basis.

## **LANDSCAPING**

- When planning a new or modification to an existing landscaping project, the design and plant types should be in harmony with both our natural geographical environment as well as the existing landscapes.
- ARC approval is required for the installation of any new beds, or trees planted outside of existing beds.
- PO will be liable for any negative consequences that result from a drainage change in their property.
- ARC approval is not required for changes to existing beds and plantings. Planting of annuals permitted in existing landscaping beds.
- Mulch and stone may be used for landscaping. Four colors of mulch that may be used; black, brown, cedar or red. Stone or river rock must be light in color and not greater than 1 1/2 inches. Red brick chips are permitted.
- Glass and multi-colored rocks require ARC approval.

## **LAUNDRY (outside)**

- Drying of laundry on lines, poles, or on any exterior surface of the house is prohibited.

## **LAWN MAINTENANCE**

- PO is required to keep their lawns in a neat and orderly condition, in good repair, clean and sanitary.
- Lots shall be free of debris, garbage, pet waste, weeds and other conditions deemed to be in noncompliance with community rules, regulations and policies.
- PO shall perform regular and routine basic yard maintenance, including regular routine lawn mowing and trimming, shrub pruning and maintenance, tree pruning and maintenance, basic weeding and pest control as needed to maintain a healthy lawn, shrubs and trees. Curbs, driveways and sidewalks will be kept edged, neat and free of weeds.
- Lawns should be mowed in a timely fashion so that grass is no taller than 4 inches.
- Lawns should be trimmed so overgrowth does not encroach on driveways, walkways and streets. Grass clippings should be removed from the street, driveway and walkways and not blown into the street or into the ponds.
- Dead trees and shrubs should be removed and disposed of properly (refuse center).
- Irrigation systems are permitted. The PO is liable for any drainage problems created by installation of an irrigation system, regardless of whether the drainage issues are on property of the applicant or a neighboring property.

## **LAWN ORNAMENTS (NOT SEASONAL DECORATIONS)**

Lawn ornaments that do not meet the following criteria require ARC approval.

- Lawn ornaments located in the front of the property, and on the sides of the property, shall not exceed 48 inches in height at their highest point.
- Lawn ornaments located in the rear of the property shall not exceed 72 inches in height at their highest point. The rear of the property is defined by drawing an imaginary line across the rearmost room (e.g. back bedroom, Carolina Room, etc.) of the main structure of the house. The main structure of the house does not include screened porches, Eze Breeze type enclosures, or patios.
- Ornaments that may be moved, or blown around, by severe weather must be removed and secured during such conditions.

## **LAWN ORNAMENTS (NOT SEASONAL DECORATIONS) - Continued**

- The maximum number of lawn ornaments permitted is eight (8).
- A plat is NOT required for this item when applying for an ARC approval.

## **LIGHTING**

- ARC approval is required if additional light fixtures are to be installed on existing structures.
- Security type lighting (e.g. flood and high intensity) must be carefully considered due to potential impact on neighboring properties. Lighting of this type should be properly aimed so that it illuminates only specific areas, such as doorways. Some high output light fixtures may have to be shielded in a manner to prevent unwanted or excessive intrusion of light from one property to another.
- ARC approval required for all exterior lights except for temporary, reasonable seasonal decorative lights.
- Exterior wall-mounted lighting should be selected to reflect the traditional appearance of the house design.
- Any replacement of existing light fixtures with a realistic match to the old fixture does not require prior ARC approval.
- Landscaping Lighting – solar powered lighting only is permitted in landscape beds/or gardens. Additional landscape lighting requires ARC approval.
- A plat is NOT required for this item when applying for an ARC approval.

## **MAILBOXES AND POSTS**

- Mailboxes and the posts that support them are standard throughout the community. Replacements, if needed, are to match the original.
- No permanent decorations or paintings are to be placed on the mailbox or on the post.
- Mailbox covers are not permitted.
- Special occasion decorations are allowed, but are to be removed within 7 days after the special event.
- A plat is NOT required for this item when applying for an ARC approval.

## **MULCH see LANDSCAPING PAINTING -**

Also see EXTERIOR REPAIRS

- ARC approval is required for exterior painting with colors that are different from the existing colors.
- An application to change the color on your home must include the brand name and sample of the paint color you wish to use.
- Approval is not needed to repaint said areas with the original color schemes.
- A plat is NOT required for this item when applying for an ARC approval.

## **PATIOS**

- ARC approval is required for any changes to an existing patio or request to add a patio.
- Construction to be of masonry, stone or concrete provided that the color and texture of the materials is in harmony with the adjacent structures.
- Approval is not required if replacing an existing area with identical materials, similar in color and texture and installation remains in the existing footprint of the patio to be replaced

## **PERGOLAS**

- ARC approval is required. Proposed location must be shown on plat.
- The pergola must be constructed and properly secured in such a manner as to withstand extreme weather.

## **PLAY EQUIPMENT - Permanent or Temporary**

- The installation of play equipment and related landscaping and screening requires prior approval of the ARC.
- Play equipment must be placed in the rear of the property and in a location that will ensure safe play. Play equipment must be at least 10 feet from any property lines and not placed in any easement, building setback, wetlands or common areas. The rear of the property is defined as the area behind an imaginary line drawn across the rearmost room of the main structure of the house (the main structure of the house does not include screened porches, Eze Breeze type enclosures, or patios).

## **PLAY EQUIPMENT - Permanent or Temporary (continued)**

- Equipment must be kept in good repair.
- Equipment must be properly secured to withstand extreme weather. Method of securing equipment should be included in ARC application.
- Tree houses are not permitted.
- Trampolines are not permitted
- Any play structure must not be more than 12 feet in height.
- Must have a footprint of no more than 192 square feet (12 X 16 feet)
- Must be constructed of durable materials.

## **PRIVATE PONDS**

- All private pond installations require prior approval of the ARC.

## **POOLS**

- ARC approval is required prior to installation of in-ground swimming pools.
- Above ground pools are prohibited; only in-ground pools are permitted.
- Please Note: Due to the number of issues to be addressed in the ARC request, the approval process may take longer than 30 days.
- The homeowner may be required to add additional landscaping (e.g. dense evergreen bushes, etc.) or fencing for privacy, security, and noise reduction.
- The swimming pool, decking, and additional landscaping, or pool fencing for privacy, security, and noise reduction, must be constructed behind the footprint of the home and as close to any existing porch or patio as practical. The footprint of the home is defined as the area between imaginary lines drawn down the sides of the house.
- The swimming pool, decking, and additional landscaping, or fencing must not be built on, or within, any easements or setbacks on the property as shown on the latest survey of the PO lot.
- The location of the pool equipment must be included on the plat that is submitted in the ARC application. The pool equipment (filter, pump, etc.) must be screened from view with appropriate fencing, and or landscaping.

## **POOLS (continued)**

- Pool lighting must be installed in such a way as to not disturb neighboring properties or create light pollution.
- Fencing must meet county requirements and must be the type described in the by-laws.
- The soil that is excavated from the hole for the in-ground pool must be removed from the property to ensure there are no changes to the drainage easements or swales of the property or surrounding properties. It may not be dumped in wetlands, wooded, or non-residential naturalized areas. See 11.11 in CCR's.
- The PO is responsible for any, and all, negative impacts to the drainage caused by the installation of the swimming pool on their property or any surrounding properties.

## **PORCHES**

- The ARC must approve changes to the shape or size of an existing porch or addition of a new porch.
- Screens or Eze Breeze style enclosures are permitted on existing covered porches.

## **POWER WASHING**

- Houses must be power washed or otherwise cleaned to remove pollen, dirt, mildew, or other stains from the house's siding, gutters and other visibly affected exterior features, such as columns, porches and fences.
- Visible signs of pollen, dirt, mildew or other stains on the exterior of a house is evidence that cleaning is necessary and violations will be issued until the PO remediates the problem.

## **ROOF SHINGLES**

- Replacement of shingles with a different style and color requires prior ARC approval.
- The color and style must coordinate with the home and trim; roof shingles throughout the community are all the same style and color.
- Replacement of roof shingles that are the same as the existing shingles or architectural shingles does not require prior ARC approval
- A plat is NOT required for this item when applying for an ARC approval.

## **SATELLITE TV DISHES**

- Satellite dish antennas are allowed as long as they do not exceed one (1) meter across the largest dimension.
- Where possible and practical, and not in conflict with the operational capabilities, the satellite dish should be ground mounted so as not to be visible from the street. Units that must be mounted in such a position on the ground that are visible from the street must be behind a screen or plantings.
- Roof mounted units must not be on front of house and not visible from the street.
- All dish installations shall be sufficient to secure the dish in severe weather.
- The goal of any dish installation is not to be in conflict with neighboring structures but to maintain the community as a pleasant place to live and visually pleasing to its residents and visitors.
- If the PO is no longer using the dish service; the satellite dish and mounting equipment must be removed from the property.
- A plat is NOT required for this item when applying for an ARC approval.

## **SCREENING OF OTHER EQUIPMENT**

- ARC approval required.
- All other equipment must be screened by adequate planting or fencing so as to conceal it from view by neighboring residences and streets, and if at all possible, should be kept/placed in the rear yard of the property. If kept/placed in the rear yard, they need to be stored or covered appropriately, but are not required to be screened unless they are viewed from the street in front of the house.

## **SECURITY CAMERAS**

- Security cameras must be installed in such a manner as to not infringe on your neighbor's privacy.
- A plat is NOT required for this item when applying for an ARC approval.

## **SHEDS**

- ARC approval required.
- The shed must be no more than 12' X 16', with a height of no more than 10 feet.
- The shed must be properly anchored to a concrete pad to ensure the shed can withstand extreme weather. Anchoring to be shown on ARC request.
- The shed must match the color, trim and shingles of the home.
- Sheds may only be constructed in the rear of the property, as defined by drawing an imaginary line across the rearmost room (e.g. back bedroom, Carolina Room, etc.) of the main structure of the house. The main structure of the house does not include screened porches, Eze Breeze type enclosures, or patios. The shed must be at least 5 feet from property lines and must not be placed in any designated easements or setbacks. Homeowners may consult the ARC for advice in appropriate placement prior to application. Lot size and shape may vary so what is approved on one lot does not necessarily mean a similar placement will be approved on another lot.
- The shed must be maintained in good condition.

## **SHUTTERS See DOORS**

## **SIGNS**

- No signs shall be erected or maintained on or from any portion of the property including, but not limited to, windows, except those signs approved by the ARC or signs of the Declarant or as otherwise required by law.
- A small security system warning sign not exceeding 9 square inches is permitted.
- Election candidate signs not exceeding two (2) square feet in size are permitted 30 days prior to an election and must be removed within 3 days after an election. Only one sign per candidate is permitted.

## **SKATE BOARD RAMPS**

- Skateboard ramps and other such equipment shall not be used in streets, on sidewalks or in common areas; may be used on driveways or in garage.
- Equipment shall not be left out overnight or when not in use and should be stored in an un-obtrusive location.

## **SOLAR PANELS**

- Solar panels require approval by the ARC prior to installation.
- The solar panels must be installed on the back roofline of the home.

## **SOLAR TUBE (solatube)**

- Solar tubes natural lighting are permitted on sides and rear of roof only.
- A plat is NOT required for this item when applying for an ARC approval.

## **STORM/HURRICANE Protection.**

- All hurricane protection may be installed once a tropical storm is forecast and must be removed when conditions clear.
- Plywood sheets are permitted.
- Removable panel shutters in aluminum or polycarbonate that slide into a track and are anchor bolted are permitted for windows and doors. Permanently mounted tracks must be white and match the window or doorframe.
- High strength fabric panels, with grommets or clips, attached to permanently mounted anchors are permitted.
- ARC approval needed for other systems.
- A plat is NOT required for this item when applying for an ARC approval.

## **TENTS / CANOPY**

- No permanent or long-term tent structures are permitted in the community.
- Temporary structures may not be erected more than 2 days prior to an event and must be removed within 2 days after an event.

## **TRASH CANS**

- Collection day may be confirmed by checking with the management company.
- Trash cans may be placed at the curb on the day prior to collection and must be removed from the curb on the night of collection).
- Trash cans must be kept either in the garage or on the side of the house, and if necessary, with appropriate screening to limit view from street and neighbors. A white L shaped enclosure accessed from the rear, no higher than 5 feet is permitted. Placement directly and immediately behind the air conditioner unit is considered to be appropriate screening.

## **TRASH CANS (continued)**

- Screening is necessary when trashcans can be viewed from immediately in front of the house. Screening must coordinate with the home and of sufficient height to fully screen the container.
- Under no circumstances should the trash can be left in front of the property, including in the driveway.

## **TREES**

- ARC approval is required to remove any trees.
- ARC approval is required for planting additional trees not within an existing landscaping bed. Application must include the type of tree selected for planting.
- Replacing a dead trees is permitted.
- Trees or bushes cannot be planted within any drainage easements.

## **VEGETABLE GARDENS**

- ARC approval is required for a vegetable garden. Proposed location to be indicated on plat submitted with application.
- Vegetable gardens should be no larger than 200 square feet.
- Gardens may not be planted on a grade that will cause damage to another property.
- They must not disturb existing property contours or grading and can not impact the drainage or drainage easement of the PO or adjoining properties by changing flow of storm water.
- Gardens must be kept neat and weed free.
- Gardens not in use must be sodded. Exception if at the end of a growing season and the garden will be use with the beginning of the next season.
- Gardens may not be converted into flowerbeds or have trees planted without prior approval of the ARC.

## **WALKWAYS**

- ARC approval is required for the installation of a new walkway or modification/expansion to an existing walkway. Location should be indicated on plat submitted with application.
- All walkways on grade shall be concrete or brick pavers and not exceed 36 inches in width.
- Asphalt is not permitted.
- An application is not required if a walkway is replacing an existing area with identical materials and size and of similar color and texture.

## **WINDOWS**

- Any window installation requires ARC approval.
- Window Boxes require ARC approval.
- Window Air Conditioner units are not permitted.
- A plat is NOT required for this item when applying for an ARC approval.

## **WINTERIZING SCREENED PORCH / WINDOWS**

- Plastic, acrylic, Plexiglas, or any similar material that is used for weatherproofing screened porches or windows may not be attached to the exterior of the home.
- A plat is NOT required for this item when applying for an ARC approval.

**THIS IS NOT A COMPLETE LIST OF POSSIBLE MODIFICATIONS, IF A HOMEOWNER WISHES TO MAKE A MODIFICATION TO THEIR PROPERTY THAT IS NOT ON THIS LIST, THE HOMEOWNER SHOULD APPLY AND THE ARC WILL WORK WITH THE BOARD OF DIRECTORS FOR RIDGE POINTE TO REVIEW THE REQUEST.**

***Approved and adopted by the Ridge Pointe Board of Directors on June 14, 2024 and shall remain in effect until such time as it is revised, amended or revoked.***