

CAROLINA WALK

ARCHITECTURAL
GUIDELINES

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Carolina Walk Architectural Guidelines

INTRODUCTION

Through careful planning and design as well as the coordinated efforts of each homeowner in the community Carolina Walk will stand above other communities. Architectural Guidelines are put into place to ensure a cohesive design for a neighborhood without sacrificing the individuality of each home. The standards aid the development of a desirable and attractive neighborhood. They ensure, enhance, and protect the value of all the homes within Carolina Walk. This document is meant to be a supplement to the Covenants and Restrictions for the neighborhood, but the Covenants and Restrictions always supersede these guidelines. The guideline will aid the reader in understanding those elements that are important to the integrity of an individual home as well as to the manner in which that home compliments the overall harmony of the neighborhood. No action taken by the Architectural Review Committee shall entitle any person to rely thereon with respect to conformity with the laws, regulations, codes or ordinances of local, state, or federal governments.

A. ARCHITECTURAL REVIEW COMMITTEE GUIDELINES AND PROCEDURES

I. Who and What is the Architectural Review Committee

The Architectural Review Committee (ARC) is the architectural control committee, which shall be the governing body charged with promoting and maintaining a high level of design, quality, harmony and conformity throughout Carolina Walk. The Declarant controls the Architectural Review Committee until the time of turnover; afterwards the elected Board from the homeowner's association takes control. No improvements of any kind shall be erected, placed, or maintained, and no alteration or modification of any improvements in Carolina Walk shall be made without approval of the Architectural Review Committee.

II. Purpose

The Architectural Review Committee is established to provide a system of review for the construction or modification of all improvements within the Project. The goal of the Architectural Review Committee is to review the application of plans and specifications to determine the compliance with the standards set forth by the Covenants and Restrictions. The ARC strives to ensure the communities are attractive by maintaining the principles set forth in the Covenants and Restrictions. Neither the Board nor the Architectural Review Committee assumes responsibility for the technical aspects, structural aspects, or safety of the design. Additionally, neither the Board nor the Architectural Review Committee assumes responsibility for compliance with local codes, ordinances, or laws.

III. Scope of Architectural Review Committee

The Architectural Review Committee reviews and approves or disapproves all plans and submissions solely on the basis of aesthetic standards,

harmony of location, external structure and design relating to surrounding topography and the overall benefit or detriment to the overall Project. The ARC will take into account aesthetic aspects of architectural design, placement of buildings, color schemes, exterior finishes, and materials used. The Architectural Review Committee is not responsible for structural safety of the improvement or the conformance with building codes. The ARC holds the right to refuse any submittals that are not suitable or desirable to the overall aesthetics of the neighborhood. The ARC also reserves the right to grant variances to these standards on the basis necessity or unusual conditions. The Architectural Review Committee reserves the right to inspect all aspects of the improvements after the construction process has been completed. The Declarant improvements are not subject to ARC approval and are deemed to conform to the plan of development for Carolina Walk.

IV. Steps for Obtaining ARC Approval

1. Plans for improvements must be submitted to the Architectural Review Committee to include all aspects of the improvement along with the proper application form (See Appendix B).
2. Applicant must submit a plot plan of the lot showing the location of the improvement.
3. The Architectural Review Committee may require the submission of additional information and materials as needed to supplement the application.
4. The ARC reviews submittals on a monthly basis. (The typical turn around for an application is up to sixty days).
5. All approvals or disapprovals will be written and sent to each respective Applicant.
6. Applicants may submit improvement plans to the Architectural Review Committee before the closing of a home to ensure the home will fit all the needs of the homeowner.

V. Enforcement

The Architectural Review Committee reserves the right of entry and inspection of any lot or portion of Project Land to determine the existence of improvement that violates the standards set forth by both this document and the Covenants and Restrictions. Except in emergency situations, any exercise of entry and inspection by the Architectural Review Committee will follow at least a twenty-four hour notice to the Owner. The ARC is empowered to enforce the provisions set forth in both this document and the Covenants and Restrictions by any legal action, and in the event it becomes necessary to resort to the legal system all fees are incurred to the prevailing party. The cost of removal of unapproved improvements will also be incurred to the Owner.

VI. Fines

Fines are put into place to allow the Architectural Review Committee and the Association to enforce the standards set forth in both this document and the Covenants and Restrictions. This fine structure is subject to change if the Board deems the current system ineffective. The Association steps of enforcement are as follows:

1. Letter of warning is sent to the Owner.
2. Owner will be given 15 days to fix the violation. If problem persists a second letter is sent with a fifty-dollar fine incurred by Owner.
3. Owner will be given 15 additional days to fix the violation. If violation persists the Owner will be sent a third letter with a one hundred-dollar fine.
4. If violation persists past the third warning, the Owner incurs a one hundred and fifty-dollar fine and a ten-dollar per day fine will be incurred until the violation is corrected. At this point the violation will be turned over to legal council where any action will be at the expense of the Owner.

VII. Appeals Process

Any Owner who is denied approval on any submittal or portion of a submittal holds the right to appeal the ARC's decision. All appeals should be in written form addressed to the Carolina Walk HOA Board. The appeal should be noted at the next formal meeting and will allow the Owner to explain and justify the original request. The appeals process is also applicable to the fines set forth by the Association. The homeowner is allowed a 30 day maximum period of time in which to appeal the ARC's decision. The 30 day time period begins on the date of the ARC's decision, and ends 30 days thereafter.

B. CAROLINA WALK LANDSCAPE STANDARDS

The general character of any home is greatly determined by the elements of its surroundings. Proper selection and placement of plant materials is extremely important in establishing the overall setting of the home. The landscape guidelines promote continuity in the landscape where individual lots relate to one another while at the same time allowing for individuality of each lot.

I. Landscaping Enhancement

Emphasis should be placed on proper proportion rather than quantity or size of plant material. Shrub and perennial beds must consider height proportions to facilitate a conversational distance to the sidewalk. Try to select plants that will give year round bloom. Small plots of contoured grass provide year round color and low maintenance. There are many natural shrubs available at low cost that requires little maintenance. A list of suggested trees and plants is available in Appendix A.

III. Irrigation

Irrigation will be provided by Declarant, and maintained by the Association.

IV. Maintenance

The Association is responsible for maintaining the sod, pinestraw, trees, and shrubs. Removal and replacement of dead or diseased plant material, however, is the Owner's responsibility and must be done on a regular basis in accordance with the best practices for the plant material involved. Each Unit must have grass lawn that can be mowed and maintained on a regular basis. Any plants installed in addition to the plants originally provided by the Declarant, are the Owners responsibility to maintain unless such plants were added to replace dead plants originally installed by the Declarant. The Architectural Review Committee reserves the right of landscape inspections for each Owner in the Project. If an Owner fails to maintain all plant materials within a lot in the manner described above, the Architectural Review Committee may remedy such failure by whatever methods it deems necessary and appropriate. The Owner shall reimburse the Architectural Review Committee for all expenses incurred by performing the duties described above.

V. Tree Removal

The Owner must obtain written approval from the Architectural Review Committee before any tree over six inches in diameter is removed from any Unit. Tree removal guidelines are put into place to keep the Carolina Walk Communities as natural as possible, along with developing a low-country feel. Additionally, any Owner hoping to remove a tree on his Unit must apply separately to the Town of Mount Pleasant and get approval to remove any tree prior to applying to the ARC for approval. If a tree or limb falls from a storm, lightning or other act of God, the Owner of the Unit where the tree or limb lands is responsible for the removal of the tree or limb and repairing any damaged caused by falling tree or limb.

VI. Fences

For ease of access and in order to keep maintenance costs at a minimum; fences, other than those installed by the Declarant, will not be allowed in the Carolina Walk neighborhood.

VII. Outbuildings and Storage Sheds

Outbuilding, storage sheds, and they like will not be permitted within the Carolina Walk Community.

E. CAROLINA WALK EXTERIOR MODIFICATION STANDARDS

Exterior modifications help make each home more individualized. Each Owner can modify his or her home based on the guidelines set forth in this document.

I. Additions and Alterations to a Unit

No Unit shall be enlarged by any addition thereto or to any part thereof, and no Owner shall make any improvement, addition, or alteration to the exterior of his Unit, including, without limitation, the painting, staining, or varnishing of the exterior of the Unit or re-roofing with shingles of a different color or material, without the prior written approval of the Architectural Review Committee, which may withhold approval for purely aesthetic reasons. All additions, permanent or temporary, must be within building setbacks

II. Porches, Sunrooms, and Decks

Additions to a Unit are not allowed in the Carolina Walk Community without applying to the ARC.

III. Mailboxes

Mailboxes may not deviate from the one the original Developer, in this case Pulte Homes, has provided. .

IV. Temporary Structures

No tents, trailers, shacks or other temporary buildings or structures shall be constructed or otherwise placed upon the Project Land except in connection with construction, development, leasing or sales activities permitted by the Architectural Review Committee or performed by Declarant. No temporary structure may be used as a Unit. No garden shed, storage shed, outbuilding, play structure, or other permanent structures, which are detached from the Unit, shall be constructed or placed upon a lot in Carolina Walk.

V. Lighting (Security)

Exterior lighting must be limited to areas within the building envelope. Exterior lighting shall be located so as not to result in excessive glare or interfere with the privacy of nearby dwellings. Floodlights must be hooded. An exterior lighting plan with locations is required for approval by the Architectural Review Committee.

VI. Monuments, Sculptures, and Flag Poles

The Architectural Review Committee must approve all monuments, sculptures, yard art, and flag poles that the Owner plans to place on the lot. Monuments, sculptures, yard adornment, and art of any kind are discouraged in front or side yards.

VII. Swimming Pools

The Carolina Walk Community will not allow swimming pools on any lot other than that provided by the Declarant.

VIII. Docks

No private docks are allowed in Carolina Walk.

IX. Play Equipment

No play equipment is allowed on individual Units in Carolina Walk, including but not limited to swing sets, jungle gyms, and playhouses.

X. Outside Antennas and Satellite Dishes

No Owner may erect or maintain a television or radio receiving and transmitting antenna, satellite dish, or similar apparatus or equipment unless such equipment is; less than two feet in diameter, the apparatus is screened from public view and located behind the Unit either in the rear yard or affixed on the rear roofline, the apparatus is not visible from any point while standing along the property boundary line in the front of the house that abuts or is adjacent to a

street, right-of-way or sidewalk, and the Architectural Review Committee has approved of the apparatus, its location, and the type of screen. If the signal cannot be obtained from one of the specified locations, a letter from the provider proving this must be submitted to the ARC.

F. CAROLINA WALK ADDITIONAL FLATWORK

The driveways have been created so that they conform with the aesthetics of the Carolina Walk community and driveway extensions are not recommended by the ARC.

I. Driveways

Additional concrete for a driveway cannot be added to lots without specific approval by the Architectural Review Committee. If additions are approved they must be constructed of concrete that exactly matches that which is present. A two-foot minimum setback should be maintained from all property lines. The Architectural Review Committee and the governing municipality will review encroachments on the setback on a case-by-case basis.

II. Patios

Any concrete for patio additions must be approved by the Architectural Review Committee.

G. CAROLINA WALK SIGNS

In an effort to enhance the appearance of the Carolina Walk communities no for sale signs, other than the ones used by the Declarant, are allowed in Carolina Walk. This restriction includes no for rent or for lease signs.

H. CAROLINA WALK RECREATIONAL BOAT AND VEHICLE PROCEDURES

Storage of recreational vehicles is not allowed.

I. Storage and Parking

The storage of a boat, camping trailer, recreational vehicles or similar equipment is not allowed outside an enclosed garage provided the garage door remains closed. Boats, recreational vehicles, and the like are not to be stored in the rear yard. No overnight parking of the boat, visible from the street or on the street, is permitted. **If the boat is visible from the garage is it not permitted by the Association and will be cause for monetary fines.**

APPENDIX A

Suggested Landscaping

I. Canopy Trees

Red Maple
Red Sunset Maple
October Glory Red Maple
River Birch
Heritage River
Pecan
Deodar Cedar
Green Ash
Japanese Ginkgo
Moraine Honey locust
Shademaster Honey locust
Black Walnut
Yellow Poplar
Sycamore
Southern Red Oak
Water Oak
Willow Oak
Shumard Oak
Live Oak
Scarlet Oak
Laurel Oak
Bald Cypress
Brasswood
Winged Elm
Drake Chinese Elm
Breen Vase Zelcova

II. Understory Trees

Cocas Palm
Eastern Redbud
Flowering Dogwood
Carolina Silverbell
East Palatka Holly
Foster Holly
Hume Holly
Savannah Holly
Nellie Stevens Holly
Natchez Crepe Myrtle (White)
Potomac Crepe Myrtle (Medium Pink)
Muskogee Crepe Myrtle (Lavender)
Catawba Crepe Myrtle (Dark Purple)
Tuscarora Crepe Myrtle (Dark Pink)
Saucer Magnolia
Sweet bay Magnolia
Flowering Crabapple
Wax Myrtle
Pistachio
Cherry Laurel

Purple Leaf Plum
Bradford Pear
Aristocrat Pear
Palmetto
Windmill Palm
Chaste

III. Buffer Shrubs

Sasanqua Camellia
Eleagnus
Burning Bush Euonymus
Forsythia
East Palatka Holly
Foster Holly
Hume Holly
Savannah Holly
Dwarf Buford Holly
Buford Holly
Nellie Stevens Holly
Yaupon Holly
Anise
Pfitzer Juniper
Japanese Privet
Japanese Privet
Variegated Chinese Privet
Maiden Grass
Japanese Silver Grass
Wax Myrtle
Nandina
Oleander
Fortunes Tea Olive
Fragrant Tea Olive
Pittosporum
Variegated Pittosporum
Formosa Firethorn
Majestic Beauty Hawthorn
Japanese Clevera

IV. Ornamental Shrubs

Edward Goucher Abelia
Sherwood Abelia
Purple leaf Japanese Barberry
Harrington Plum-Yew
Cotoneaster
Daylily
Carissa Holly
Dwarf Horned Holly
Juniper
Sergeants Juniper

Creeping Juniper
Harbor Dwarf Nandina
Dwarf Pittosporum
Dwarf Indian Hawthorn

V. Ground Cover and Vines

Akebia
Weeping Love Grass
Winter creeper
English Ivy
Hypericum
Candytuft
Kadsura
Liriope
Miscanthus
Mondo Grass
Fountain Grass
Asiatic Jasmine
Confederate Jasmine

VI. Turf

Bermuda
Centipede
Saint Augustine

APPENDIX B

Architectural Review Committee Application

Carolina Walk

Request for ARC Approval for Home Improvements or Modifications

Items 1 through 10 are to be completed by the homeowner.

1. Name of Homeowner _____
2. Date of Request _____
3. Home Address _____
4. MAILING ADDRESS _____
5. Telephone _____
6. Request Start Date _____
7. Approximate Completion Date _____

8. Description of Request:

9. Attach a copy of the plat or a sketch showing the following types of modifications or additions: fences, landscaping, porches, decks, swimming pools, buildings, or screening. **If the request lacks a plot plan the request will not be reviewed.** **The typical review process takes 30 days.** However, the more information you include in your request may expedite the review of your request. We encourage you to be specific in your information such as pictures of the type of fencing and plats showing exact location.

10. Mail completed form to the Carolina Walk Association:

Application Page 2 of 2 – Please attach to page 1

PLEASE ALLOW 30 DAYS FOR PROCESSING THIS REQUEST

To Be Completed by the Architectural Review Committee

Date ARC Received Request _____

Request is Approved Approved with Conditions Denied

Applicable Conditions and/or Comments _____

Date of Decision _____

ARC Signature(s)

Signature

Print Name

Homeowner Notification Date _____