

Beresford Commons Homeowner's Association
Request for ARC Approval of
Home Improvement Modification

Items 1 through 8 are to be completed by the Homeowner:

1. Name of Homeowner _____ 2. Date of Request _____

3. Home Address _____ 4. Telephone Number _____

5. Description of Request _____

6. For fences, pools, TV dishes, landscape, porches and decks, gas tanks or other screening, attach a sketch and measurements on a *surveyor's plat* showing the addition/modification. Attach any other descriptive material that will support or explain request.

7. Requested start date _____ * 8. Approximate completion date _____

***Please allow 30 days for processing this request.**

Review fee: There is a \$75.00 refundable Architectural Review Fee payable to Beresford Commons HOA. This fee is required upon submission of the Architectural Review Form and will be refunded when the project has been completed to the approved specifications. Please contact Community Management Group when the project is complete in order to process the refund.

Please Note: Your application will not be considered complete and ready for review unless application is submitted with property plat, details about your modification and plan review fee.

To be completed by the ARC:

Date ARC received _____

ARC Action: Approved without conditions _____

Approved with the following conditions _____

Additional information required _____

Not approved for the following reason _____

ARC signature(s) _____

Date ARC action _____ Date Homeowner informed _____

General Guidelines:

Fences:

If you are interested in installing a fence at the rear of your patio and property line, the following guidelines have been established:

- 1) Each home has a designation for either a 3ft picket (pond lots) or a 6 ft privacy fence (non-pond lots). The fence will be allowed 17 ft from the rear of the predominant building wall or 9ft from the rear of the covered porch.
- 2) **Style:** 3ft high straight line with 3 inch pickets spaced 2 ½ inches apart and flat post caps. The 6ft privacy has tongue and groove pickets with flat post caps.
- 3) **Color/material:** White vinyl is the only acceptable material for fences installed at Beresford Commons.
- 4) The homeowner will contact all local utility companies to verify the location of underground utility lines. If fences are installed over any underground utilities, the homeowner should 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 replacing or repairing your fence.
- 5) Your fence will not restrict a neighbor or utility company's reasonable access path (5'0" wide or more of level ground outside the fence) from the back of the fence to both sides of the home.
- 6) After installing your fence, the homeowner is responsible for maintaining the fence and the area inside, including lawn.
- 7) The fence is only allowed within your deeded property. A copy of your plat must be included.
- 8) The fence location will not impede storm water flow, especially storm water in swales. If it does, the homeowner will be responsible for all costs to correct.
- 9) The homeowner must obtain any and all necessary permits and governmental appeals.
- 10) Your fence cannot block any existing drain pattern.

** Construction Hours: 7:00 AM-8:00 PM Monday-Saturday **

** Provide Daily Cleanup **

***Deliver application to: Beresford Commons Homeowners Association, Inc.
349 Folly Road, Suite 2B, Charleston, SC 29412, FAX to 843-795-8482 or EMAIL
jseabrook@cmgcharleston.com***