Bridges of Summerville
Property Owners Association
Architectural Review Guidelines
and Procedures

Revised June 19, 2013

This version of the ARC guidelines and procedures for the Bridges of Summerville POA supersedes any and all previous versions.

This document is approved and signed by the authority of a majority vote of the Bridges of Summerville Property Owner’s Association Board of Directors effective June 19, 2013.

[Signature]
Bridges of Summerville POA Board President

June 19, 2013

Date
AUTHORITY

The authority for these architectural guidelines and procedures for the Bridges of Summerville Property Owners Association is granted in Article X, Section E, Requirement of Committee Approval, within the Declaration of Covenants, Restrictions, and Easements:

No Improvement of any kind shall be erected, placed, or maintained, and no addition, alteration, modification or change to any Improvements shall be made without the prior written approval of the Committee. For purposes of these Protective Covenants, Declarant Improvements means any Improvement erected, placed, or maintained by Declarant or with the approval of Declarant, including, without limitation, any building, wall, fence, swimming pool, or screened enclosure, constructed, installed, or placed by or with the approval of Declarant, and additions, alterations, modifications or changes to any of the foregoing (collectively, “Declarant Improvements”). For purposes of these Protective Covenants, Improvements which are currently or in the future may be constructed, installed, or placed by LLC and Beazer have been approved by Declarant and are therefore included within the definition of Declarant Improvements. Notwithstanding anything to the contrary contained above, Declarant Improvements are not the subject to the approval of the Committee and are deemed to conform to the plan of development for the Property.

This paragraph explicitly states that any change, permanent or temporary, to the exterior appearance of one’s property be approved by the ARC. Further, once a plan is approved, it must be followed. Subsequent modifications require additional ARC approval.

Furthermore, Article X, Section D, Developmental Standards, within the Declaration of Covenants, Restrictions, and Easements states:

The Committee is empowered to publish or modify from time to time, design and development standards for the Property, including, but limited to, standards for the following (“Standards”): (i) architectural design of Improvements, including, but not limited to, design standards for any Home or other Improvement constructed upon a Lot; (ii) fences, walls and similar structures; (iii) exterior building materials and colors; (iv) exterior appurtenances relating to utility installation; (v) signs and graphics, mailboxes, and exterior lighting; (vi) building setbacks, pools and pool decks, side yards and related height bulk and design criteria; (vii) pedestrian and bicycle ways, sidewalks and pathways; and (viii) all buildings, landscaping, and Improvements on lands owned or controlled by the Association.

The ARC will conduct periodic evaluations to determine if the guidelines need to be amended. It is anticipated that any changes would be primarily additive and would not involve substantive changes of the existing guidelines.

SPECIAL NOTE TO GARDENS AT THE BRIDGES OF SUMMERVILLE HOMEOWNERS

The Gardens at the Bridges of Summerville has its own set of architectural guidelines and procedures. All applications for architectural improvements or modifications must be first approved by the Gardens Board of Directors, and then submitted for second approval by the Bridges of Summerville Architectural Review Committee. The Gardens Board of Directors has first architectural review authority.
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OBJECTIVES

The overall objective of this document is to serve as a uniform guide to both Bridges of Summerville homeowners and the members of the Architectural Review Committee in maintaining and enhancing our carefully designed community. These guidelines and standards address improvements for which homeowners will most often submit applications to the Architectural Review Committee (ARC). They are not intended to be all-inclusive or exclusive, but rather serve as a guide to identifying improvements permissible in the community.

The specific objectives of this document are:

- To provide uniform guidelines to be used by the Architectural Review Committee in reviewing applications in light of the goals set forth in the Declaration of Covenants, Restrictions, and Easements for the Bridges of Summerville, and applicable Resolutions of the Board of Directors.
- To assist homeowners in preparing an acceptable application to the ARC.
- To increase homeowners awareness and understanding of the Declaration of Covenants, Restrictions, and Easements for the Bridges of Summerville, and applicable Resolutions of the Board of Directors.
- To describe the organization and procedures involved with the architectural standards established by the Declaration of Covenants, Restrictions, and Easements and applicable resolutions of the Board of Directors.
- To illustrate basic design principles, which will aid homeowners in developing exterior improvements and structural changes that are in harmony with the immediate neighborhood and community as a whole.
- To assist homeowners in maintaining a well-kept community in order to protect and enhance the economic property and aesthetic values, and the overall desirability of the homes within our community.
- Any questions regarding these guidelines and procedures or application submissions should be directed to:

  Bridges of Summerville POA
  349 Folly Road, Suite B
  Charleston, SC 29412
  Fax: 843-795-8482
  Email: BridgesARC@gmail.com
SECTION 1

A. INTRODUCTION

All homeowners and residents benefit from the planning and design that have been an important part of the development of our community.

The purpose of design controls is to assure homeowners and residents that the standards of design quality will be maintained. This, in turn, protects property values and enhances the community’s overall environment.

This document is designed to address exterior alterations or structural changes made by homeowners to their property (land and structures) as set forth in the Declaration of Covenants, Restrictions, and Easements, By-laws of the Bridges of Summerville POA, and resolutions of the Board of Directors.

As a homeowner, by at least initial or subsequent resale settlement, you should have received a copy of the Declaration of Covenants, Restrictions, and Easements, and the Homeowner Association By-laws, which established the Bridges of Summerville Property Owners Association in the homeowners document package. Sellers are required to provide a copy of all “home ownership documents to the buyer”. These covenants and restrictions “run with the land” and are binding on all homeowners. As a result, these covenants and all other homeowner documents should be read and fully understood by each homeowner.

B. DEFINITIONS

Covenant – Generally a promise by one person to another to do or refrain from doing something that is legally enforceable.

Nuisance – An unreasonable activity or condition on one’s property that substantially or unreasonably interferes with another property owner’s use and enjoyment of his/her land.

Runs with the Land – Refers to a covenant (restrictive or otherwise) that is permanently attached or applicable to a particular property. This means that these restrictive covenants transfer with the title to subsequent land owners.

Improvement – (As defined in the Bridges of Summerville Declaration of Covenants, Restrictions, and Easements) Any building, fence, wall, patio area, driveway, walkway, antenna, sign, mailbox, pool, tennis court, or other structure or improvement, including trees, plants, shrubs, flowers and other landscaping, which is constructed, made, installed, placed, or developed within or upon, or removed from, any portion of the Property, or any change, alteration, addition or removal of any such structure or improvement other than normal maintenance and repair which does not materially alter or change the exterior appearance, condition, or color of same.

Structure –

(a.) Anything or object including shrubbery and landscaping, the placement of which upon any Lot may affect the appearance of the Lot, including but not limited to any building, garage, porch, shed, greenhouse, bathhouse, coop, cage, house trailer, covered or uncovered patio, swimming pool, pond, fence, curbing, paving, wall, signboard or any other temporary improvement on the Lot.

(b.) Any excavation, fill, ditch, dam, or other thing or device which affects or alters the natural flow of surface waters from, upon, or across any Lot, or which affects or alters the flow of any waters in any natural or artificial stream, wash, or drainage channel from, upon, or across any Lot.

(c.) Any change of more than six (6) inches in the grade of any Lot.
The Architectural Review Committee evaluates all submissions on the individual merits of each application. The characteristics of the house type and the individual site are taken into account when evaluating the particular design proposal. What may be an acceptable structural change or design of an exterior in one instance may not be for another.

The following criteria represent in more specific terms the general standards that will be used in reviewing and evaluating such application for structural or design change.

1. **Validity of Concept**
   The basic idea must be sound and appropriate to its surroundings.

2. **Design Compatibility**
   The proposed improvement must be compatible with the architectural characteristics of the applicant’s house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color, and construction details.

3. **Location and Impact on Neighbors**
   The proposed improvement or alteration should relate favorably to the landscape, the existing structure, and the neighborhood. The primary concerns include (but are not limited to) access, view, sunlight, ventilation, drainage, and privacy. For example (a) fences may obstruct views, breezes or access to neighboring property; (b) decks or larger additions may cast unwanted shadows on an adjacent patio or property or infringe on a neighbor’s privacy; (c) lighting (Flood Lights, Lamp Posts) may cast unreasonable light onto adjacent properties; (d) a security system may infringe on the privacy of neighboring properties.

   The size of the proposed improvement or alteration should relate well to adjacent structures and its surroundings. For example, a large addition to a small house or building a very large storage building may be inappropriate.

4. **Good Neighbor Policy**
   When proposed improvements or alterations impact adjacent property, it is suggested that the applicant discuss the proposal with neighbors prior to making an application to the ARC. It may be appropriate in some cases to submit neighbor comments along with the application. Notification would not imply consent, but allow the ARC to consider comments along with the proposed improvement.

   **The ARC may, at its own discretion, solicit comments from adjoining property owners regarding certain applications.**

5. **Color**
   Color may be used to soften or intensify visual impact. Parts of the improvement that are similar to the existing house such as roofs, siding and trim should be matching in color. Paint color for shudders, entry doors, and garage doors, must match the existing items or changes must be approved by the ARC. Wooden trim (e.g. eaves, fascia, window framing) and gutters/down spouts must remain in the original color or white.

6. **Materials**
   Continuity is established by the use of the same or compatible materials as were used in the original house construction. The options may be limited somewhat by the design and materials of the original house. For instance, horizontal siding on the original house should be reflected in an addition. On the other hand, an addition with siding may not be compatible with a brick facing.
7. **Workmanship**

Workmanship is another standard which is applied to all exterior improvement or alterations. The quality of work should be equal to or better than that of the community. Poor practices, besides causing the owner problems, can be visually objectionable to others. Poor workmanship can also create safety hazards.

8. **Timing**

Projects are to be completed within thirty (30) days from their commencement, and construction or placement of approved items must be completed within six (6) months of approval date; otherwise it could become a nuisance and safety hazard for neighbors and the community. The Property Owner may apply for an extension after 6 months, but approval of the extension is not guaranteed.

9. **Permits**

The Property Owner must obtain any required permits and must be in compliance with all applicable City, County, State, and Federal regulations as well as all applicable fire codes, if any, that may apply. Owner must also get the approval of and/or meet any specifications for access set forth by any utility company for which there has been provided and easement effected by the Structure(s) addressed within the ARC request.

10. **Responsibility**

The Property Owner agrees to (1.) assume all responsibility for any harm, loss, or damage that might occur on his/her lot, on other lots, roads or common areas within the community as a result of the commencement of the project on his/her lot; (2.) to hold the Bridges of Summerville Property Owners Association, its Board of Directors, and the Architectural Review Committee harmless from all harm, loss or damages, including but not limited to legal fees, as a consequence of any conflict or legal action, arbitration, litigation or non-litigated settlement that might result from the placement of the project; (3.) that Property Owner is aware that he/she must not in any way alter the flow of surface water or runoff across the his/her property in a manner that adversely affects adjacent properties, lots or common areas or that causes the erosion of soil from his/her lot or upon any lot, road or common area.

**SECTION 2**

**A. FORMAT FOR ARCHITECTURAL REVIEW COMMITTEE APPROVAL SUBMISSIONS**

1. **Request Form** – Request forms can be obtained from the Property Management Company Agent as noted on page 4. Generally, the following items should be part of every application:

   - **Site Plan.** A site plan is most easily prepared by submitting a copy of the property plat. Indicate proposed changes, including dimensions and distances from adjacent property and houses.

   - **Material and Color.** Provide a description of the existing materials and colors and the proposed colors and materials. Where materials and/or colors are compatible but different from those of the existing structures, sample color chips should be submitted for clarity.

   - **Drawings or Photographs.** A graphic description should be provided, and may be in the form of manufacturer’s literature or photographs as well as freehand or mechanical drawings. The amount of detail should be consistent with the complexity of the proposal. Relationships of major architectural features such as existing and proposed roof lines, window sizes and alignment, building heights, roof slopes, exterior elevations for proposed structure, and if appropriate, plans or provisions for landscaping or grading, etc. should be shown as they affect the applicant’s house, and in case of attached houses, as they relate to adjacent houses. In any case, the sketch or photograph should be accompanied by a written description.
2. **Review Procedure** – All applications should be submitted to the ARC, whether it is permanent or temporary. The application will be reviewed for completeness. If the application is complete, the review process may begin. If not, the application will be returned to the homeowner for additional information. The ARC has thirty (30) days to review an application. The decision of the ARC will be sent in writing to the applicant’s address, hand delivered, or emailed to the homeowner.

3. **Appeal of an ARC decision** – An appeal may be made to the Board of Directors if it appears that the following situations occurred:
   - Proper procedures were not followed during the administration and review process, or
   - The ARC decision was arbitrary and had no rational basis.

To initiate the appeals procedure, the applicant must submit a written request for an appeal within ten (10) days of the applicant receiving the ARC decision. The appeal will be referred to the Board of Directors for review.

**B. ENFORCEMENT PROCEDURES**

The following procedures will be taken by the ARC to enforce the rules and regulations as set forth in these guidelines:

1. All owners and residents of the Bridges of Summerville shall comply with all the provisions of the Articles of Incorporation, Declaration of Covenants, Restrictions, and Easements, the By-laws and all POA Board Resolutions. Failure to comply with the aforementioned documents shall be grounds for an action to recover damages or for injunctive relief, for suspension of voting rights and use of recreational facilities, for foreclosure of liens or any other legal or equitable relief deemed appropriate.

2. In the event any rule or regulation on the Bridges of Summerville Property Owners Association is violated, the owner shall be notified of the violation by first class mail. Notice shall be sent to the address shown on the books of the Property Management Agent’s books.

3. If the owner is a non-resident, a copy of the violation notice shall be sent to the address of record on file with the Property Management Agent.

4. In any instance where the violation presents a health or safety hazard, the Property Management Agent may take immediate action, at the owner’s expense, to correct the violation. Notification to the owner of the action taken and costs incurred will be made by first class mail.

5. The owner shall have the right to appeal any violation citation. The request for appeal must be submitted in writing, and received in the offices of the Property Management Agent within ten (10) days of receipt of the violation notice.

6. In the event the owner does not bring the violation into compliance within ten (10) days, or submit a request for appeal, the Association shall proceed with enforcement as provided in the Declaration of Covenants, Restrictions, and Easements for the Bridges of Summerville.

**Please note that failure of the POA or ARC to enforce any provision, covenant, restriction, or rule and regulations shall in no event be deemed a waiver of the right to do so thereafter.**

**Right of Entry:** As stated in Article X, Section I, of the Declaration of Covenants, Restrictions, and Easements, the Committee shall have the right to enter upon and inspect any Lot during reasonable daylight hours for the purpose of ascertaining compliance with these restrictions.

**C. ARCHITECTURAL STANDARD AND GUIDELINES**

The guidelines and standards that follow address a broad range of exterior structural and/or design alterations for which the homeowners frequently submit an application to the ARC. While it would be impossible to address each specific design condition, these guidelines present the principle factors which should be considered when developing a design. More
specifically, these guidelines define the limits of size, quality of construction, location, materials and color based on the intended use and relationship to adjoining properties rather than focusing on a particular construction detail or a specific design alternative. As stated earlier, all projects are to be completed within six (6) months of approval.

The individual merits of each application will always be considered by the ARC. The use of these guidelines should assist the homeowner in gaining timely approval. The applicant who follows these guidelines should expect approval or rationale as to why the application was not approved.

D. THE FOLLOWING ITEMS REQUIRE ARC APPROVAL

1. MAJOR EXTERIOR CHANGES

Major alterations are generally considered to be those which substantially alter the existing structure either by subtraction and/or addition. Major building alterations include, but are not limited to, construction of driveways, garages, porches, sidewalks, sun/screen rooms, greenhouses, fireplaces, chimneys, pools, ponds, and other additions to a home, etc.

More specifically, the design of major alterations should be compatible in scale, materials and color, with the applicant’s house and adjacent houses. The location of major alterations should not impair the views, or amount of sunlight and natural ventilation on adjacent houses. Pitched roofs must match the slope of the roof on the applicant’s house. New windows and doors should match the type used in the applicant’s house and should be located in a manner which will relate well to the location of exterior openings in the existing house.

If changes in grade or other conditions which will affect drainage are anticipated, they must be indicated. Approval will be denied if adjoining properties are adversely affected by changing drainage.

Construction materials must be stored so that the impact on neighboring properties is minimized. Excess material should be immediately removed after completion of construction.

2. FENCES

No fence or enclosure shall be built on any Lot without first obtaining written approval of the ARC as to the location, material, color and design. Chain link or other wire-type of fencing is not permitted. The ARC reserves the right to grant variances on these guidelines on an individual basis without establishing a precedent for other Lots at its sole discretion. The ARC reserves the right to amend these design criteria at any time at its sole discretion.

Fence Type 1 – Off Pond – Wooden fence – six (6) feet in height.

Treated lumber – must be preserved and remain natural color through a clear coat of weather sealant. Natural wood stain with color sample may be permitted with ARC approval.

Design: Dog-eared, arched, scalloped, or shadow-box; finished side facing outward on all sides

Framing: 4”x 4” or 6”x 6” wooden posts and 2” x 4” wooden cross framing

Facing: 6” slots in 8’ panels

Location: The fence shall not exceed 15’ forward (maximum) on the rear building corners of the home. All rear and non-roadway side fencing is to be constructed on the adjoining property line. Adjoining Lots are to be allowed to connect their fencing to the first fence constructed on the property line. If the fence encroaches on a drainage easement, the fence within the easement must be constructed so that the bottom is at least three inches above the surface of the ground so that it does not inhibit or adversely affect the swales or natural water flow in any way. It will be the owner’s responsibility to remove and reinstall the fence should the municipality need to do maintenance on the easement.
Corner Lot: Fence placement shall not be less than 12’ off the back of the curb on the adjacent street side. Installation must adhere to the property lines running parallel with adjacent street(s). You may not obstruct the street right-of-way.

**Fence Type 2 – On Pond** - Wooden fence – four (4) feet in height (or crest for scalloped)

- Treated lumber – must be preserved and remain natural color through a clear coat of weather sealant. Natural wood stain with color sample may be permitted with ARC approval.
- Design: Picket or privacy (straight across top, arched, or scalloped. No capping of top will be permitted).
- Framing: 4”x 4” wooden posts and 2” x 4” wooden cross framing
- Facing: 4” slots in 8’ panels
- Location: Same as Fence Type 1.
- Corner Lot: Same as Fence Type 1.

**Carriage Park Fencing** – Either of the above two fence types depending if property line borders a pond– four or six (4 or 6) feet in height (or crest for scalloped) as described below:

- Treated lumber – slats must be preserved and remain in natural wood color. Pickets may be painted white. Natural wood stain with color sample may be permitted with ARC approval.
- Location: Same as Fence Type 1.
- Corner Lot: Same as Fence Type 1.

3. **STORAGE SHEDS**

Storage Sheds (not including Rubbermaid or other similar types of small sheds or storage bins less than 92 cubic feet) must be approved by the ARC. Applications must include a site plan identifying the proposed shed location, material and colors, and an elevation drawing depicting length, width, and height of the proposed shed. All sheds shall have an appropriate base for its location and size, e.g. ground contact, landscape timbers, gravel or cement base, or cement footers. If the proposed shed is to be attached to the dwelling, the roof and siding of the shed must match the exterior of the home. If the shed is freestanding, the shed must be compatible to the applicant’s house materials and color. The ARC reserves the right to grant variances on these guidelines on an individual basis without establishing a precedent for other Lots at its sole discretion. The ARC reserves the right to amend these design criteria at any time at its sole discretion.

- Materials: Vinyl siding, T1-11 siding, or Hardie Plank with roofing shingles to match house.
- Location: The shed must not be constructed within a drainage or utility easement.
- Color: The shed may be painted to match house vinyl siding color.
- Size: The shed must be no smaller than 8’ x 8’ and no larger than 12’ x 16’. The maximum size of the shed will be determined according to the total square footage of the rear yard of the property. The shed must not exceed 3.7% of the square footage of the rear yard nor exceed 10 feet in height from floor to peak. Interior wall height should not exceed 6 feet.

4. **PATIOS, DECKS, AND SCREENED ROOMS**

Patio, Deck, and Screened Room location – Patios and decks are to be located in the rear yards. When patio and deck schemes include other exterior changes, such as lights, landscaping, etc., other appropriate sections of these guidelines should be consulted before filing an application.
Decks – All decks are to be of pressure treated wood or suitable synthetic product. Applications must include a site plan showing size of deck, location as it relates to applicant’s house as well as adjacent houses and property lines, description of materials to be used, and details of railings, posts, stairs, steps, etc., as required to clearly describe proposal. Please indicate the height of the deck off the ground.

Ground Level Patios – Rear yard, ground level patios made of decking material, brick, stone, or cement require ARC approval. Applications for patios must include a site plan, showing size of patio, location, description of materials to be used, and other details such as stairs, steps, lighting, and all other built-in items.

Screened Rooms - Rear yard screened rooms must be built to match existing roof in pitch, material and color. Applications for screened rooms must include a site plan, showing size of room, location, description of materials to be used, and other details such as stairs, steps, lighting, and all other built-in items.

5. SUN CONTROL DEVICES

Permanent awnings, trellises or other sun control devices are not permitted in front of the house. The application must include a description of the device, materials used, and a site plan depicting the location and size of the device.

6. SWIMMING POOLS AND HOT TUBS

Proper building permits/inspections must be secured before ARC application to ensure conformance with town or county guidelines. A copy of the approval should be submitted with detailed plans depicting the proposed location of the pool, pond, or hot tub and property lines and materials with an estimated completion date. Above-ground pools are not permitted.

7. RECREATIONAL OR PLAY EQUIPMENT

Homeowners often express interest in permanently installed swing sets, basketball backboards, tot lots, etc. Most equipment of this sort, though commercially available, is less than pleasing in appearance. Creatively designed equipment and play equipment constructed of wood or suitable synthetic rust-free materials is encouraged. The guidelines listed below are provided in an effort to reconcile the need for play equipment with the goal of minimizing its visual impact. Prior to installation of any equipment, an application to the ARC shall be submitted and approved.

Design Criteria

a. Location and Size – Equipment will be permitted only in the rear yard locations not visible from the front of the house. Consideration must be given to Lot size, equipment design and size, and amount of visual screening. The equipment must be placed so as to avoid being a nuisance to neighbors.

b. Basketball Backboards – No basketball hoop/rim/backboard may be attached to the front or side of any dwelling.

c. Materials and color – Equipment made of natural or synthetic rust-free materials is preferred. Other play equipment colors will be considered, contingent upon location and landscaping.

8. EXTERIOR PAINTING

Color changes apply not only to the house siding, but also to the doors, shutters, trim, fascia, roofing, and other appurtenant structures. No person shall paint the exterior of any building a color different than the original without proposed color being approved prior by the ARC. Any brick addition shall be of the original brick color.

9. MAJOR LANDSCAPING

Care should be exercised in landscaping and in planting and maintenance of trees and shrubs on your Lot to prevent drainage problems or obstruction of sight lines required for vehicular traffic. Consideration should also be given to the type of trees to be planted, specifically with regard to size of mature trees and how roots will affect water lines and underground cables, etc. If
such plantings result in complaints by neighbors, the ARC will consider appropriate measures to resolve the problem. All landscaped areas shall be primarily of grass, and shall not be paved or covered with gravel or any artificial surface without the prior written approval of the ARC.

Vegetable plants of any kind should be limited to the rear yard.

Applications should include a description of the types and sizes of trees and shrubs to be planted and site plan showing the relationship of plantings to the house and adjacent dwellings.

An application is REQUIRED FOR:

- Trees and shrubs adjacent to the dwelling foundation or within five feet of a rear yard fence if the trees or shrubs will exceed six feet in height when mature.
- Hedges more than three feet in height or eight feet in length, or other features which in effect become structures, fences or screens and a part of other applications when required.
- Railroad ties, garden timbers or retaining stone walls which form a wall over two feet high or eight feet long. Include a site plan with the location of ties or timbers drawn in, and information on landscaping and any grading changes.
- Rock gardens in the event rocks or collections of rocks exceed 36 inches in any direction. All rocks shall be left their natural color.
- An application must be submitted for gardens, which do not meet the above requirements.

An application is NOT REQUIRED FOR FOUNDATION PLANTINGS, OR PLANTINGS WITHIN FIVE FEET OF THE INSIDE OF THE REAR YARD FENCE, IF THE TREES OR SHRUBS PLANTED WILL NOT GROW TO EXCEED SIX FEET. IN ADDITION, AN APPLICATION IS NOT REQUIRED FOR UP TO FOUR INDIVIDUAL TREES IN THE REAR YARD (INCLUDING THOSE PLACED BY THE BUILDER).

10. EXTERIOR LIGHTING

No exterior lighting shall be installed or maintained in such a way as to cause discomfort to adjacent neighbors. All spotlight security lighting is to be directed inside the property boundaries. Applications for exterior lighting changes (whether individual or part of a deck, patio, screened room, or other landscaping application) must include wattage, height of fixture above ground, and a complete description of the light fixture (materials, design, and number of bulbs on a single fixture) and the proposed location.

11. NEW ENTRY WALKWAYS

New front entry walkways shall be constructed from cement, brick, slate or other natural rock that is compatible with the home décor, style, and color. Applications must specify dimensions, materials and color.

12. OUTSIDE ANTENNAS AND SATELLITE DISHES

No owner may erect or maintain a television, radio, or transmitting antenna, satellite dish or similar apparatus unless: the apparatus is 18” or less in diameter, is hidden from public view whenever possible, and has written approval from the ARC prior to installation.

13. FLAGS AND FLAG POLES

One flag up to 3’ x 5’ may be flown. The flagpole may be attached to either side of the garage or column on the front porch. Small, approximately 12-18” garden flags are generally allowed. The ARC does have at its sole discretion the right to remove any flag deemed offensive. Free standing flagpoles are generally prohibited. Decorative banners must be approved in writing by the ARC.
If you are flying the American flag, please remember these guidelines:

The American flag should always fly above all other flags when possible or practicable. If flown with other flags, it should always be flown to the other flag’s right (viewer’s left).

- It should not be flown in the rain
- It should be kept in good condition, not dirty, tattered or torn
- It should never touch the ground

14. MAILBOXES AND POSTS

Mailboxes must be black in color. The post must be wooden and remain in natural color or must be painted to match the color of the existing posts in the immediate surroundings unless prior written approval by the ARC is obtained. The location of the mailbox and post may not be changed. Mailboxes and posts must be kept in good repair. Mailbox covers are not permitted.

15. GARBAGE CONTAINERS, OIL AND GAS TANKS, CENTRAL AIR CONDITIONING UNITS

All garbage and refuse containers, air conditioning units, oil tanks, bottled gas tanks, and all permanently affixed swimming pool equipment and housing shall be underground or placed in walled-in or landscaped areas as approved by the ARC so that they shall be substantially concealed or hidden from any eye-level view from any street or adjacent property.

16. HOLIDAY DECORATIONS

Holiday decorations may be installed at a minimum of 30 days prior to each holiday and removed no longer than 15 days afterward.

17. SIGNS

Acceptable signs permitted are: For Sale, or Open House, limited to a single sign not to exceed six square feet in size.

18. WINDOW TREATMENTS

Acceptable window treatments shall consist of draperies, blinds, decorative panels or other tasteful window coverings.

E. PROHIBITED ITEMS

The following items are prohibited:

- Garages must not be permanently enclosed as to make the garage unusable by a vehicle.
- Signs – For Rent, business or other similar signs are not permitted.
- Temporary buildings such as tents, trailers, shacks or other temporary structures
- Window unit air conditioners and fans
- Clotheslines and Outside clothes drying
- Surface Water Management – No owner shall remove or replace any vegetation that affects the surface water management and drainage of a property without the prior written approval of the ARC and controlling governmental authority.
- Docks, bulkheads, moorings, pilings, or boat shelters
- Newspaper, aluminum foil, sheets, or other temporary window coverings

DISCLAIMER: These ARC guidelines and criteria are not inclusive of all the rules and regulations that are set forth in the Declaration of Covenants, Restrictions, and Easements or the By-laws for the Bridges of Summerville community. Please refer to those documents for more specified detailed information.