

## MOSS CREEK AT GRANDE OAKS ARCHITECTURAL GUIDELINES

**Article XI (Use Restrictions)** The Architectural Review Committee (ARC) is empowered to publish or modify from time to time, design and development standards for the Property, including, but not limited to, standards for the following: (i) architectural design of improvements, including but not limited to, design standards for Home or other Improvements constructed upon a Lot (II) fences, walls and similar structures; (III) exterior building materials and colors (iv) exterior appearances relating to utility installation (v) signs and graphics, mailboxes and exterior lighting; (vi) building setbacks, pool decks, side yards and related height bulk 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

### **Section D Requirement of Committee Approval**

No improvement of any kind shall be erected, placed or maintained, and no addition, alteration, or change to any improvements shall be made without the prior written approval of the Committee. For purposes of this Declaration, Declarant Improvements means any Improvement erected, placed or maintained with the approval of Declarant, including, without limitations, 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")...

The information below is a SUMMARY ONLY OF ARTICLE XI, USE RESTRICTIONS (SECTIONS A-Z, Pages 30-34) of the Declaration of Covenants, Restrictions and Easements for the Moss Creek Single Family Home Development.

The following is a basic summary of the ARC guidelines for Moss Creek at Grande Oaks

**Residential Use:** The homes are for single-family use only. No commercial or occupational activity may be carried on without the consent of the Board.

**Nuisances:** No obnoxious or offensive activity, loud noise or noxious odors are permitted.

**Storage:** Personal property shall be kept inside the resident's home, with the exception of patio furniture, accessories and other property commonly kept outside.

**Parking & Vehicular Restrictions:** No vehicle containing commercial lettering, signs or equipment, and no truck, recreational vehicle, camper, trailer, boat or aircraft may be parked or stored outside of home overnight. No overnight parking is permitted on streets, lawns, or areas other than driveways and garages. All vehicles must be in good condition and contain current license plate. Major repairs are not permitted on property.

**Trash & Other Materials:** Each owner shall regularly pick up garbage, trash, refuse or rubbish on his lot. All such items are required to be placed at the front of the Lot after 5:00 PM on the day before the scheduled day of collection, and removed on the collection day. All containers shall be stored inside Home or fenced-in area, screened from view.

**Leases:** All leases must be in writing and shall provide that the Association shall have the right to terminate the lease upon default of the tenant in observing the Protective Covenants & Restrictions. No lease shall be for a period less than 6 months. A copy of the proposed lease must be delivered to the Association prior to the occupancy of the tenant.

**Temporary Buildings:** No tents, trailers, shacks or other temporary structure are permitted on the property.

**Garages:** No garage shall be permanently enclosed so as not to make garage unusable by an automobile. All garage doors shall remain closed when vehicles are not entering/exiting the garage.

**Animals and Pets:** Only common domesticated household pets (limit of 3 per home with consent of the Board) are permitted. Pit Bull dogs are not permitted. All animals must be kept on a leash when outside the fenced yard. All owners are responsible to clean up any mess that a pet created within any Lot or Association Property.

**Additions and Alterations:** No owner shall make any improvement, addition or alteration to the exterior of their home, without prior written approval of the Committee.

**Air Conditioning Units:** Window, wall or portable air condition units are not permitted.

**Clotheslines and Outside Clothes Drying:** No clotheslines or cloths pole shall be erected, and no clothes drying are permitted.

**Outside Antennas and Satellite Dishes:** No owner may erect or maintain (more than one) a television, radio or transmitting antenna, satellite dish or similar apparatus unless: the apparatus is 24" or less in diameter, screened from public view, located behind the front elevation of the Home, and written approval from the Committee prior to installation.

**Flagpoles:** Flagpoles or decorative banners must be approved in writing by the Committee.

**Signs:** Acceptable signs permitted are: "for sale" or "open house", limited to six square feet in size.

**Window Treatments:** Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering.

**Surface Water Management:** Landscaping, fill or any type of structure may not be placed in such a way as to adversely affect the surface water management/drainage system.

**Swimming Pools:** A design for a swimming pool, therapy pool or spa must be submitted to the Committee for approval.

**Fences:** For fence approval, the Owner must submit a plot plan to the Committee showing the proposed location of the fence, the height and type of fence to be installed. Unless otherwise approved by the Committee, the fence must attach at the rear corners of the Home with the finished side of the fence facing the streetscape. Maximum height requirement is 6 feet, except those constructed on pond lots which are restricted to 4 feet and picket style fencing only. Materials – pressure treated wood, pre-fab vinyl or similar.

Homes located on Cabrill Drive that have rear yards facing Ashley Gardens Boulevard will be required to paint the exterior side of any fence placed along or near the rear property line. The paint shall be flat finish exterior grade; the color shall be Charleston Green or equivalent. Approved paint may be purchased from Lord and Evans Paint stores. This requirement does not apply to fences located along side property lines, except for the side property that abut the subdivision entrance at Westwind Drive. Fences that are required to be painted must be constructed of pressure treated wood.

**Mailboxes:** Mailboxes must match existing mailboxes within the community.