

Peninsula Community 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 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 Architectural Review Fee payable to Community Management Group. This fee is required upon submission of the Architectural Review Form.

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:

- a. 48” picket or 72” privacy (48 inches picket around water areas).
- b. Material must be a pressure treated wood painted white, black, or Charleston green. White vinyl fencing is also allowed.
- c. Fences may only come up 1/3 of the side of the home from the backyard. A variance is allowed if a side access door needs to be included.
- d. Fences must come off the side of the home at a 90 degree angle.
- e. Homes installing fences along water must allow significant area between back of fence and water edge

For Townhomes Fences only, additionally:

- a. Back yard fences only approved. End units may extend beyond the side of the home, space permitting so long as access to back yards is maintained, and subject to review.
- b. A gate must be installed on the rear section of the fence for all interior units. A side gate is permissible for end units. No front-facing gates.
- c. A minimum five foot (5’) setback from the rear property line or woods line is required for ingress/egress.
- d. HOA will not be responsible for any turf maintenance within installed fences.

Exterior Modifications:

- a. Must be constructed in the same material, color, and style.

Sheds (single-family homes only):

- a. Maximum height 90” above finished grade. Must be located behind the home, whenever possible inside lines extended from the sides of the house.
- b. Gable roofs only. No gambrel (Dutch barn type) roofs.
- c. Siding, door and trim materials, colors and shingles to match home.

No plan review fee is required for satellite dishes. Must be 1 meter in diameter or less, installed in “least conspicuous location on lot” (out of view from street and neighbors if at all possible)

Landscaping:

- a. White stone is not a permissible ground cover. Brown organic materials only.

YOUR COOPERATION PLEASE!

**** Construction Hours: 7:00 AM-8:00 PM Monday-Saturday ** ** Provide Daily Cleanup ** ** Maintain all *silt fences* throughout construction ****

*Deliver to: The Peninsula Community Association
349 Folly Road, Suite 2B, Charleston, SC 29412 OR FAX to 843-795-8482*