

STATE OF SOUTH CAROLINA    )  
  )  
COUNTY OF BEAUFORT        )

**AFFIDAVIT TO RECORD**

**RE: Allenwood Owners Association, Inc. – Architectural Review Board Quick Reference Guide (Adopted December 20, 2023)**

The attached document is being recorded to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. Seq., of the South Carolina Code of Laws 1976, as amended.

**Allenwood Owners Association, Inc.**

By: M Florencio  
Printed Name: Mercedith Florencio  
Its (Title): President

SWORN to before me this 3 day  
of January, 2024.

TRISH DINIWO  
Notary Public for South Carolina  
My Commission Expires: 5/5/2025



# ALLENWOOD ARCHITECTURAL REVIEW BOARD

## QUICK REFERENCE GUIDE

Adopted December 20, 2023

### **General Information from the Architectural Review Board Standards and Procedures manual:**

No exterior additions or modifications (including color) may be made to any residential structure, ancillary structure, or property unless the plans and specifications have been approved in writing by the Architectural Review Board (ARB). The Committee (appointed by the Allenwood Board of Directors - HOA) will establish criteria and standards for architecture and design that affect the exterior appearance of buildings and landscapes.

### **ARB Guidelines:**

- An Allenwood ARB must accompany all requested change request forms.
- ARB Request forms must include color samples, door, and fence-style pictures.
- Approvals may take up to thirty (30) days, according to the Association Covenants.
- Approvals are not guaranteed, and you may be advised by the ARB to consider other choices.
- No work is to commence prior to final approval from the ARB & Board.
- Work without ARB approval is subject to fines and restoration to the original colors.
- All other architectural changes to the outside of your home/townhome are subject to the same ARB & Board approvals.

# I. Single-Family Homes

A single-family home constitutes as a separate, free-standing single-family residence.

## A. Approved Colors:

### Garage Door, Trim, and Shutters

- Garage Doors can be painted the same color as front doors and shutters.
- The paint color must be an approved color below.
- The surrounding trim must be the same color as the garage door.



Billiard Green (SW0016)



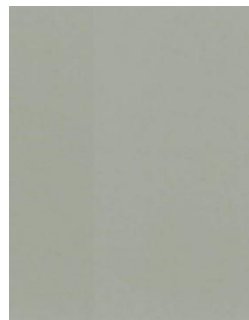
Deep Maroon (SW0072)



Tricorn Black (SW6258)



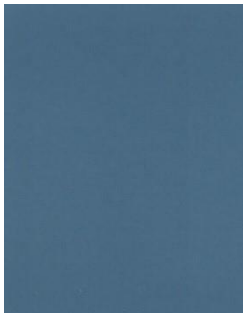
Meadow Sage (HGS W 3244)



Mount Pleasant (DCL036)



Coffee (DD3114)



Hunley (DCR059)



Secession Blue (DCR064)

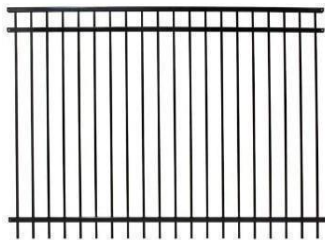


Modern Mahogany (SW 3104)

## B. Fences

- All Fences regardless of style, require ARB approval before installation. Only the styles listed below are currently approved.
- Sample color and fence-style drawings/pictures must be submitted for ARB approval.
- The finished side of all fences must face out toward the street or your neighbor's property.
- If desired, the fence can have a finished look on both sides.
- There are only two approved fence styles: Black Metal and wood.

### Approved Styles

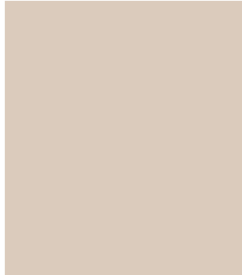


## II. Townhome

A townhome constitutes as a multi-level dwelling that is attached to a similar house by a shared wall.

### Window Trim and Door Trim

(Available @ Sherwin Williams)



Unfussy Beige (SW6043)

### Townhome Garage Doors & Garage Door Trim

(Available @ Sherwin Williams)



Curio Gray (SW0024)

### Screened-In Porch/Balcony

- All requests for screening in porches or balconies must be approved by the ARB and Board before any work begins.
- An Allenwood ARB request form must accompany any request and a materials list, color choices, and finished renderings are required.
- All screens and structures can be inside or outside of the post and railings. If you are screening in the top and lower deck/patio, the screens must be consistent.



- Ground floor enclosures: must not fall outside of the original concrete pad and may not attach or cover the outer plane of the pole.

### III. Single Family and Townhome

#### A. Storm & Screen Doors

- Front Screen/Storm Doors must be the same color as the Front Door or Surrounding trim.
- Only full view Screen/Storm Doors are acceptable – NO panels or patterns.
- ARB approval is required before installation.



#### B. Shed

Garbage shed/enclosure to match townhome/home siding color as closely as possible and may only be kept on the lowest/back patio level, flush against one of the solid walls.

An ARB Application must be submitted before purchasing a trash shed.  
Keter 4 ft. W x 2 ft. D 30-Cu Ft Durable Resin.  
Horizontal Shed All-Weather Outdoor Storage (Available @ Wayfair).

