

EDGEFIELD HOME OWNER'S ASSOCIATION, INC.

CERTIFICATE OF PRESIDENT

October 19, 2021

I, Robert Beine, hereby certify that I am the duly elected, qualified and acting President of the Edgefield Home Owner's Association, Inc. (hereinafter, the Association), a duly organized not-for-profit corporate entity charged with administering the Declaration of Covenants, Conditions and Restrictions for Edgefield, recorded on November 5, 2003 in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 1866 at Page 1520, and all amendments thereto (hereinafter, collectively the "Covenants")., applicable to the Association.

In my capacity as President, I am familiar with the corporate records of the Association. I have reviewed the formal records, have personal knowledge of the records referenced herein, and I have consulted with the Secretary of the Association regarding the documents below.

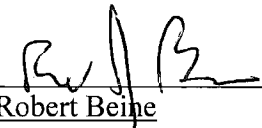
Pursuant to Section 27-30-130(A)-(D) of the South Carolina Homeowners Association Act, the following corporate records are being submitted for recording with the Office of the Register of Deeds for Beaufort County, South Carolina:

1. Edgefield Architectural Guidelines (Last Revised in June 2020; Revised on June 29, 2021)

I hereby certify that the aforementioned documents being submitted for recording are true and accurate copies and are in full force and effect, in their entirety or in part.

IN WITNESS WHEREOF, the Edgefield Home Owner's Association, Inc., has caused the undersigned, Robert Beine, its President and duly-authorized signatory, to execute this "**CERTIFICATE OF PRESIDENT**" on the date first set forth above.

**EDGEFIELD HOME OWNER'S
ASSOCIATION, INC.**

By: 
Name: Robert Beine
Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, TASHA ARD, the undersigned notary public, do hereby certify that Robert Beine, as President of Edgefield Home Owner's Association, Inc., personally appeared before me this day and acknowledged execution of the foregoing instrument.

Witness my hand and official seal this 20 day of October, 2021.



Tasha Ard
Notary Public for South Carolina
My Commission Expires: 5/22/23

Edgefield Architectural Guidelines

(Last Revised June 2020, Revised June 29, 2021)

Development Objectives

Aesthetic and ecological quality of Edgefield requires that all structures and landscaping be compatible with one another, and insofar as possible, be compatible with the natural surroundings. To achieve this goal, the following guidelines have been adopted and may from time to time be amended. Architectural controls governing new construction or additions and alterations at Edgefield are administered by an Architectural Review Committee (ARC) appointed by the Board of Directors of The Edgefield Owners' Association. The goal of this Board is to encourage construction or additions to homes of good architectural design, quality, and proper size, compatible with the area. Architectural style may vary consistent with maintaining a highly compatible appearance throughout Edgefield. Vivid color and radically different styles will not be permitted. All styles and exterior colors must be approved by the ARC. Homes should be planned and designed with particular attention to design and aesthetic appearance of the exterior and the use of such materials as will, in the judgment of the ARC create an attractive and harmonious blend with the existing homes and the natural surroundings. The ARC may disapprove the construction or design of a home on purely aesthetic grounds, where, in the ARC's judgment, such disapproval is required to protect the continuity of design or values of the neighborhood and of other homeowners. Prior decisions or rules regarding matters of design or aesthetics will not be deemed to have set a precedent if the ARC feels that the repetition of such actions will have any adverse effect.

Each project submitted to the ARC will be reviewed individually:

- A. Preventing excessive or unsightly grading, indiscriminating earth moving or clearing of property, removal of trees and vegetation which could cause disruption of natural water courses or scar natural landforms.
- B. Ensuring that the location and configuration of structures are visually harmonious with the terrain and vegetation of the residential lot, with surrounding residential lots and structures, and does not necessarily block scenic views from existing structures or tend to dominate any general development or natural landscape.
- C. Ensuring that the architectural design of structures and their material and colors are visually harmonious with Edgefield's overall appearance with natural landforms and native vegetation, and with development plans, officially approved by The Edgefield ARC and any governmental or public authority, if any, for the areas where the proposed structures are to be located.

- D. Ensuring the plans for landscaping provide visually pleasing settings for structures on the same lot and on adjoining or nearby lots, and blend harmoniously with the natural landscape and adjacent landscaping.
- E. Ensuring that any development, structure, building, or landscape complies with the provisions of the covenants.
- F. Promoting building design, construction techniques and landscaping designs that respond to energy consumption and environmental quality consideration such as heat loss, air emissions, and run-off water quality.
- G. Directing the architecture of Edgefield away from styles that dominate the landscape towards architecture that is harmonious with the landscape and therefore conforms to the objectives of the covenants.

The design guidelines include both specific requirements of the Declaration of Covenants for Edgefield and Provisions for The Edgefield Owners' Association and requirements derived from covenants so as to provide aesthetic harmony and compatibility with surrounding buildings, environment and topography.

Adoption of Rules

The following rules are adopted pursuant to provision of Section V of the Declaration of Covenants for Edgefield and Provisions for the Edgefield Property Owners Association, Inc.

Administrative Procedures

The ARC may establish, and from time to time amend, its administrative procedures. In general, the procedure will be as follows:

- A. The ARC will meet regularly on the first Tuesday of the month. Other meetings may be called from time to time if necessary.
- B. All changes and/or amendments to this document proposed by the ARC will be ratified by the Property Owner's Association Board of Directors before being affected.

Submittal and Approval Procedure

ARC Guidelines and the Declaration of Covenants and Restrictions for The Edgefield Owners' Association, Inc. require that all proposed new construction, additional construction, remodeling, improvements, fencing, landscaping, change, including exterior painting, and their Improvement of private areas be approved by the ARC before work of any kind is begun. Procedure will be as follows:

- A. Submittals: Drawings and specifications for any proposed new construction, additional construction, grading, remodeling, improvements, fencing, landscaping, change or other improvements will be submitted to the ARC Administrator. Plans must be submitted to the Administrator at least two (2) weeks prior to the next ARC meeting.
- B. Preliminary Design Submittals: Review of preliminary submittals by the ARC will be of an advisory nature; therefore, such submittals may consist of informal presentations. In order, however, that the ARC may give just consideration to the proposed work, it is recommended that preliminary submittals adequately describe the site plans, floor plans, and exterior character of the proposed structure. Preliminary submittals will be in duplicate. Favorable review of "preliminary design submittals by the Board neither implies nor guarantees acceptance of "final design submittal.
- C. Final Design Submittals: Final design submittal will constitute the only basis for conclusive action by the Committee, and must adequately reflect to the ARC true design quality of proposed work. The owner or his representative will present final design submittals to the ARC at its approval meeting. Design of each home should consider size, shape and topography of the specific lot proposed for the building site. Final plans will be submitted in duplicate. Upon review of initial design plans, the owner or applicant will be notified in writing of the ARC action within 30 days.
- D. All building permits must be prominently displayed at the job site and covered with clear plastic to prevent fading and erosion.
- E. Exterior of the residence will be constructed in accordance with the plans as approved by the ARC. Fines or revocations of permit may be levied by the ARC for noncompliance. Any exterior changes, after final plan approval by the ARC must be approved prior to any construction of those changes.
- F. Builder's sign must be 23" x 23" with lot number and telephone number.
- G. All alterations requiring county permits must first obtain a provisional approval from the ARC. Final approval will be determined by ARC upon submitting permit.

Submission Requirements

The following items must be submitted to insure expeditious issuance of a permit. Plans not in compliance with this listing will not be placed on the ARC agenda.

- A. Edgefield ARC application must be completed for preliminary/final approval of construction and improvements.

- B. Topographic Map: Surveyor certified/sealed topographic map of proposed building site based on an on-ground survey, at no more than one-foot (1) intervals, and lot corner and center spot elevations of the original grade.
- C. Tree Survey: An on-ground survey showing the location and type of trees over 6" in diameter and measuring 4" above existing grade, indicating trees to be removed. This drawing may be combined with topographic map.
- D. Adjacent Homes: A to scale drawing showing the footprint of any adjacent homes and footprint of proposed home This drawing will include major features on adjacent properties with 25" of the property line including roads, paths, marshes, lagoons, swales, culverts, golf courses, OCRM lines, vertical construction of buildings, decks, patios, driveways, pools, etc.
- E. Site Plan:
 - 1. Scale 1 to 10.
 - 2. Legal Description, Lot, Phase and Street Address.
 - 3. Building location on the proposed building site.
 - a. Must include any detached buildings.
 - b. Dimension in two places from lot line building foundation.
 - 4. Existing Easements.
 - 5. Building setback lines.
 - a. The following are standards: Each individual lot will be judged based on its own particular merits, vegetation, trees, views, and compatibility with adjacent properties. The ARC is prepared to make exceptions when necessary. Compliance with building setback requirements will be determined by measurements of the distance from property lines to the closest portion of the building foundation.
 - Front 25'
 - Side 5'
 - Rear 10'
 - Lot lines not adjacent to front lot lines)

- b. Setbacks for lots adjacent to environmentally sensitive areas (wetlands, marshes, rivers, and wildlife management areas) will be influenced by the presence of the OCRM Critical Line and I or the U.S. Army Corps of Engineers and may have a greater setback requirement than the distances stated above.
 - c. There is an easement along or around the entire perimeter of any river, creek, lagoon, marsh, or wetland. This easement is a non-exclusive easement for ingress, egress, and access to the above-water bodies by The Edgefield Property Owners' Association, Inc. for the purpose of maintenance and repair. Because these areas are an important aesthetic and functional resource of the development, any extensions of proposed improvements into the easement would require approval by the ARC.
 - d. Improvements other than landscaping are not permitted within easements. Landscaping permitted by the ARC, placed within an easement by a property owner shall be considered installed at risk. If a legitimate user of the easement (utility company or Property Owners' Association) disrupts such landscaping and the legitimate user may not replace it.
6. Site of Building. Relation to street Homes do not have to be placed square with the street or setback lines.
7. Garages & Driveways & Guest Parking.
- a. Any permitted outbuildings on a lot, such as garages, etc., must be compatible in style, material and color with the main house.
 - b. Detached garages are permitted but subject to additional specifications and ARC approval.
 - c. Two-car garage is the required minimum. Carports are not permitted.
 - d. Garages must have finished interior walls.
 - e. Garage doors are to be overhead type of raised panel design.
 - f. Boats, trailers, recreational vehicles, commercial and similar vehicles must be stored in an enclosed garage and not be exposed to view.
 - g. It is required that two off-street parking spaces be provided on an approved surface.

- h. Driveways may be parallel to side property lines. Driveways near side property lines should be minimized where possible to permit a buffer of landscape material.
 - i. One driveway access to the street is recommended unless the street property line is in excess of 120'. The outer edge of driveway paving will have a minimum dimension of 15' from the property line where it joins the street. An adequate turning radius must remain.
 - j. Reflectors are not permitted.
- 8. Decks, Terraces and Patios. Decks, terraces, and patios should be designed as an "extension of the architecture" of the main structure using compatible materials.
- 9. Exterior Lighting.
 - a. Exterior lights must be installed to avoid glare from light sources to neighboring properties.
 - b. Night lighting should be directed downward and confined to drives, paths and steps for safe pedestrian movement.
 - c. Walkway illumination sources should be concealed into steps, walls, bollards and handrails whenever possible to avoid direct view of light sources.
 - d. Lighting used to accent vegetation should be subtle, subdued and hidden from view.
- 10. Propane Tanks. Propane tanks must be located outside the service yard, provided they are located within the setback line, are underground, and meet the requirements of the NFPA Document 58 administered by the Office of the South Carolina Fire Marshall.
- 11. Square Footage of Interior Heated and Cooled Space, Excluding Garages.
 - a. Single story homes shall have a minimum of 1,800 square feet of enclosed dwelling.
 - b. Foundation Plan
 - 1. All foundations will be designed by a registered engineer or architect.

2. Due to FEMA flood elevation requirements, a substantial foundation may be required. No more than 5' of foundation should be exposed around a home as measured from the bottom of the floor joists. High foundation walls will require careful treatment to help reduce their apparent height and massiveness. Louvered or lattice openings in a foundation wall are a preferred alternative. (If lattice is used for openings, a maximum of 3% void is required in order that the crawl space not be visible from the outside.)
3. Finished floor level will not be less than 10" above finished grade.

F. Elevation

1. Will include front, rear and both side elevations.
2. Exterior walls should be of brick, wood, hardi-plank or conventional stucco. Siding materials must be approved by the ARC.
3. Windows: Various styles and functions of windows are encouraged. Large areas of glass without division are not encouraged.
4. All exterior vertical wood or wood siding including stairs will be painted or stained except redwood or other approved woods. All handrails and balusters on decks, exterior stairs porches, etc. will be painted.

G. Building Height

1. Single family residences must conform to Federal Flood Zone regulations for minimum finished floor elevation established by Federal Emergency Management Agency (FEMA).
2. The building height of residential homes shall not exceed 35' above the finished grade at the building line. The finished first floor level shall not exceed 5' above the minimum FEMA based flood elevation or natural grade, whichever is greater. The third story of a 3-story home shall be located within the attic area of the first two floors.
3. The exterior walls shall be a minimum of 10' from the finished grade at the exterior of the structure, to the top of the plate at the exterior wall. The minimum height of the foundation wall from the finished grade at the exterior of the structure to the finished grade at the exterior of the structure to the finished floor elevation will be 1'6".

H. Roofs

1. Architectural roofing materials must be approved by the ARC. If fiberglass shingles are used, colors and configurations that do not call attention to the roof should be chosen. Exaggerated roof slopes (both high and low) should be avoided
2. Roof vents and other penetration will blend with the roof.
3. Low profile roof ventilators will be used.
4. Chimney exteriors shall be of masonry stucco or siding construction. Prefabricated chimney flue caps shall be screened with a metal or other non-combustible material shroud for safety and ornamentation.

I. Antennas, Satellite Dishes and Accessory Structures

1. Satellite dishes which do not exceed 18" in diameter or 2' in height, may be erected and maintained on the property, provided any such device shall be screened so as not to be visible from other lots, streets, or the golf course.
2. Other than "1." above no television antenna, radio receiver, sender, or other similar device shall be attached or installed on the exterior portion of the property within Edgefield.
3. No Exterior speaker, horn, whistle, bell or other sound device, which is unreasonably loud or annoying, except security devices used exclusively for security purposes, shall be located, used or placed upon lands within Edgefield. The playing of loud music within any family dwelling unit or from the balcony, pool or deck thereof shall be considered a nuisance.
4. Closed loop water source heat pump systems are allowed in Edgefield provided the holes bored for the loop are no deeper than sixty (60) feet below natural existing grade and shall be drilled by a South Carolina licensed well driller.
5. The appropriate utility companies shall provide underground connections to water, sanitary sewer, electricity, telephone and cable TV. The installation of all utilities to homes within Edgefield will be installed meeting the specifications prescribed by the providing utility.

J. Floor Plans

1. Will include plumbing, electrical and HVAC layouts.

2. House will be pre-wired for telephone, cable television.

K. Structural Plans

1. Will provide sufficient detail to obtain a building permit.

L. Color Board

1. Will include paint sample chips or chart showing exterior and trim colors.
2. Roofing material sample
3. Masonry or brick sample
4. Siding material sample

M. Landscape Plan: One of the primary responsibilities of the ARC is to ensure that when Edgefield is completely developed, the product will be attractive and harmonious with the surrounding environment. Toward this end, the degree of attention and sensitivity shown in the landscape treatment of each individual lot becomes very significant. The ARC encourages a more maintained appearance with areas of lawn and shrubs. A condition of approval from the ARC to proceed with construction is the owner's agreement to implement the landscape plan submitted with the architectural drawings for the house. The Intent of the landscape requirements is to enhance the building. Plans for any landscaping, grading, excavation or filling of lots must be approved by the ARC and conform to the following guidelines:

1. Landscaping plan will be drawn on a copy of previously approved site plan, will show existing plants and trees and will indicate trees to be removed. Common name, size and mature size will identify new plants and trees. Building area shall not exceed 30% of the lot and a minimum of 60% of the lot shall be landscaped or in its natural state. The calculations of exact percentages are the responsibility of the landscape architect and will be clearly shown on the landscape plan.
2. Landscaping plans will be submitted at the same time as final house plans.
3. All construction, including landscaping, in street right-of-way must be approved by the ARC on behalf of the Edgefield Property Owners' Association, Inc. It is the responsibility of the homeowner to ensure lot landscaping includes street right-of-way to edge of pavement and to all property lines.
4. A landscaping plan that uses rock or crushed rock as a predominant element will not be accepted.

5. In general, proposed plant material should be easily available, salt tolerant, unappetizing to deer, drought resistant and cold hardy.
6. Planting design:
 - a. A simple massing of plant materials is generally the most effective method of creating a successful planting scheme. Lawn areas are encouraged in open areas around homes where sunlight is available for a good portion of the day. Otherwise, wooded areas should be preserved and enhanced by the selective introduction of ground cover and edge plantings. Plant material, berms, fences and walls should also be incorporated in to the design of outdoor spaces for functional use such as to provide screening and privacy.
 - b. At driveway entrance, for reasons of safety, no planting which obstructs sight lines at driveway entrances (between 2' and 6' above streets and roadways) shall be permitted.
7. Tree Protection
 - a. No tree with a trunk diameter measuring 6" or more at a distance of 4' above ground level (DBH) shall be removed, or effectively removed through damage, without written approval by the ARC.
 - b. The ARC may designate specific trees, which must be protected through the clearing and construction phases with barriers erected at least 6' from the trunk of trees.
8. Walks, retaining walls, or other hardscape improvements will be identified by material and dimensions, including height above finished grade.
9. Exposed foundation walls on street-facing facade will be planted with a minimum of 5-gallon plants spaced to cover exposed wall in a maximum of 2 years.
10. All landscape improvements and sodded areas will be covered by an irrigation system.
11. Silt fences elsewhere required by these guidelines will remain in place and be property maintained until the landscape inspection has been successfully completed.
12. Landscaping of lots adjacent to the golf course will be additionally required to landscape the areas of said lot adjacent to the golf course and if the plan calls

for grass, the acceptable grasses are: Fescue, Zoysa, Centipede or St. Augustine. St. Augustine grass will not be permitted if contiguous to golf course turf.

13. Landscape accessory structures:

- a. Accessory structures such as playhouses, tool sheds, doghouses, or dog runs are not permitted adjacent to the golf course without specific written approval of the ARC. If approved, these structures must be well hidden.
- b. All playground equipment, including basketball nets, shall be placed only with approval by the ARC.
- c. No exposed clotheslines shall be permitted.

14. Swimming pools:

- a. Pool equipment shall be placed inside a fenced yard.
- b. Top of pool construction may not be over 2' above existing grade unless integrated into terraced construction and with ARC approval
- c. Backwash is not permitted to be discharged into the sanitary sewer system, storm water sewer system, or onto the golf course, and must be contained on the lot.

15. House numbers will be part of the approved mailbox assembly, which must be purchased from the approved supplier as designated by the ARC. In addition, house numbers are required on the structure of the house and must be readable from the street. House numbers may not be painted on the curb.

N. Fence Plan. Fences must be white vinyl and submitted to the ARC for review.

1. Fence plan will be drawn on a previously approved site plan.
2. Plan will show elevation of one section of fence.
3. Maximum fence height is 6' above grade. The fence is to consist of a five-foot solid panel section and a one-foot lattice accent. Wooden fences are not allowed.
4. Walls and fences may be approved provided they are attached to the house as an Architectural extension.

5. Deer fences are not acceptable. It is desired that each owner consider that deer live on the property when planting their landscaping and use plants, which will be less attractive to deer.
 6. Lots facing ponds – 48” white vinyl picket fences are the only fence that will be reviewed.
- O. Grading and Drainage.
1. Grading and drainage shall be designed to ensure no storm water or roof water runoff directed toward adjacent home sites or directly into marsh areas. Runoff should be directed into swales.
 2. In general, the areas of the lot that may be filled are limited to the area immediately under and around the house and adjacent driveway area. This area should transition down to existing grade as soon as possible once beyond the budding line. It should be anticipated that natural low-lying areas will be preserved and that these low areas might retain water for several days following heavy rainfall.
 3. Cuts and fills should be designed to complement the natural topography. Grading should produce graceful contours, not sharp angles. Provide smooth transitions at the head and toe of the slope.

Site Preparation

At the time of final submittal, the builder will be required to put up a string line on the lot showing the placement and footprint of the proposed plan. It is not intended that any trees be cut down in accomplishing this requirement.

- A. Lot Perimeter: At the time of final design submittal the lot boundary, excluding the street side, will be fenced using a Burke Safety Fence. This fence will remain in place for the duration of the project.
- B. Silt Fence: Prior to starting construction a silt fence as delineated on the site plan, downstream side of the lot, will be installed and maintained throughout construction and landscaping.
- C. Portable Chemical Toilet: Before starting construction, a portable chemical toilet will be in place and removed when construction is complete.
- D. Trash Container

1. Before construction, a trash container will be in place and must be removed when construction is complete. It will be the permit holder's responsibility to have a clean and orderly construction site at the conclusion of each day's activities.
2. No dumping or burning is permitted within Edgefield.

Inspections

- A. General: All construction work for which a permit is required will be subject to inspection by the ARC and Beaufort County.
- B. Approved Set of Plans: The approved set of plans stamped and reviewed by the ARC must be on file with Property Management Company.
- C. Approval Required: No work will be done on any part of the building or structure beyond the point authorized in each successive inspection without first obtaining written approval of Beaufort County. Such written approval will be given only after an inspection has been made of each successive step in the construction as indicated in Subsection E below.

Inspector / Inspection

ARC Final Inspection. This inspection will be completed by the ARC or its representative and will ensure that the building is completed in accordance with approved plans and color and material samples. Landscaping is in place and house is ready for occupancy. Special attention will be given to surface water drainage, site clean-up, builder sign removal, and removal of waste materials on adjoining lots. This inspection will not be made until all prior inspections have been passed satisfactorily.

Refundable deposits will be refunded within thirty (30) calendar days of an acceptable final inspection.

Existing Home Guidelines

The primary purpose of the Declaration of Covenants and Restrictions for Edgefield and Provisions for The Edgefield Property Owners' Association, Inc. and the Architectural Guidelines is to regulate the creation of a community which is aesthetically pleasing and functionally convenient for its residents and visitors. These restrictions governing proposed homes, homes under construction and existing homes require every home in Edgefield to be maintained in a manner conforming to these guidelines.

- A. Repainting or Re-staining: A letter requesting approval must be submitted to the ARC along with samples. When approved, the applicant will be notified by letter. Repainting or re-staining may not take place until the approval letter has been issued. This includes repainting and re-staining a house the same color.

- B. Improvements: No alteration, including painting or staining affecting the exterior appearance of any building, structure, or landscape shall be made without prior approval of the Board. A request for approval must be submitted to the ARC, including a completed Review Board application for, and drawings necessary to define the proposed improvement, color samples and site stakeout. When approved, an Edgefield Certificate of Plan Acceptance must be issued prior to commencement of any clearing, material delivery or construction. For all work where a survey is not required as part of any state or local approval or permitting process, a plat accurately showing the location, design, and other pertinent features of the proposed improvement is acceptable in lieu of said survey subject to Board approval of the format and information it contains. This plat submission exception only applies to improved lots with a permitted structure on it.
- C. Landscaping: Every property owner is responsible for preventing the development of any such unclean, unsightly or unkempt condition of building or yards which shall reduce the beauty of the neighborhood as a whole or the specific area. In formal landscaped areas, bed and lawn areas must be maintained. In natural areas, weed growth must be controlled. Any proposed changes in landscaping such as fences, fountains, lighting, game structures, drives, walks, landscape structures and statuary must be approved by the Board.
- D. Mailboxes and Signage: The use of any sign, including those for the purpose of identification, renting, or selling of a property, is prohibited. Single family homes shall be identified only by the house identification number. Owners' names and house name shall not be placed on the front of the home or on signs placed on lots, except on the approved construction signs or lot signs placed by the developer.

The approved builder sign for use during construction of a home in Edgefield is shown in Exhibit A of these guidelines and will be purchased from the approved sign contractor.

The approved mailbox design for Edgefield residences is shown in Exhibit B of these guidelines and will be purchased by the approved mailbox contractor.

Fees

- A. Non-refundable fee shall be determined by the ARC for each submission. A refundable deposit, payable to Edgefield HOA by the Builder, these fees held on deposit until:
 - 1. Construction is in full and complete compliance with those plans approved by the ARC. Non-compliance with approved plans can result in the ARC remedying the non-compliance and levying a lien upon the land and improvements until reimbursed for its expenses.

2. Any damage to adjacent lots, street, common area or public utilities, which shall include cable television and telephone lines, has been resolved.
3. Trash, building materials, contractor equipment or temporary buildings have been removed from the lot, or adjacent lots.
4. The residence is complete.

Fee Schedule

Submission fee is determined by ARC.

B. New construction deposit will be determined by the square footage of the construction.

1. Fines
2. The ARC may levy fines for violations of the Rules of Edgefield and its decision shall be final.
3. A violation will be considered a separate offense for each day the violation is permitted to remain uncorrected.
4. Fines will be deducted from the refundable deposits.

Disclaimer

The foregoing rules have been adopted to assist the ARC in exercising its powers and performing its duties pursuant to the Declaration of Covenants for Edgefield and Provisions for The Edgefield Property Owners' Association, Inc. Compliance with these rules is not intended to guarantee that the proposed improvements will satisfy all the requirements of the Amended Master Declaration, or that the proposed improvements will be structurally sound, or that they will comply with any applicable building code, or that they will be free from damage from wind, rain, flood, or that they will not encroach on easements, or that they will not divert surface water in a manner not allowed by law.

In giving any approval, the ARC finds only that the improvements are satisfactory to it. Approval of the ARC is not an opinion, approval, warranty, or representation by it as to any of the matters mentioned in the foregoing paragraph.

Initial Rules & Regulations as per the HOA Covenant

5.1. General. All Owners and Occupants must comply with these use restrictions and rules. These use restrictions may only be amended as provided in this Declaration. In addition, the Board may, from time to time, without consent of the Members, promulgate, modify, or

delete other rules and regulations applicable to Edgefield, so long as the rules and regulations do not conflict with the terms of this Declaration. Such rules and regulations shall be distributed to all Owners and Occupants prior to the date that they are to become effective and shall thereafter be binding upon all Owners and Occupants until and unless overruled, canceled, or modified in a regular or special meeting by a majority of the Board.

5.2. Fines for Covenant, Rules and Regulation Violations. The Association may adopt fines to enforce the provisions of these Covenants and the published rules and regulations of the Association. Such fines may be adopted and amended from time to time by a majority vote of the Association Board of Directors. Association fines may not be levied against any Owner until the fines and rules and regulations have been mailed to all Owners to the addresses on record with the Association. Revised fines shall not take effect until mailed to all Owners similarly. Fines levied against Owners for violations of these Covenants, or the Association rules and regulations, shall be a charge against the Lot owned by the Owner in violation of the Covenant, rule or regulation, and shall be a charge and continuing lien on the subject Lot, as well as a personal obligation of the Owner, as set forth in Section 4 above. Owners shall have the right to appeal any Association fine. All appeals shall be in writing and shall be heard by the Board, or a committee selected by the Board. The determinations by the Board, or the Board's appeal committee, of all appeals shall be made in the Board's, or the Board's appeal committee's sole discretion. Such determinations shall be final adjudications of all fines and shall not be subject to any further appeal whatsoever. The Board shall promulgate rules governing the fine appeal process.

5.3. Single Family Residential Use of Lots. All Lots shall be used for single family residential purposes only and no commercial activity of any nature whatsoever shall be conducted thereon. Residential purposes shall include home businesses or business activities which do not maintain advertising on a Lot, or invite customers or clients Within Edgefield. Residential purposes include the sale and leasing of Lots. The Board may issue rules and regulations regarding permitted business activities, so long as the rules and regulations do not conflict with the terms of this Declaration. The Declarant shall have the right to operate a sales office and a construction office from one or more Lots within Edgefield. No garage or part of a garage may be used for business purposes so as to prevent occupant's vehicles from being parked in the garage.

5.4. Architectural Standards for Improvements to Lots. No exterior improvement, alteration, addition, or erection whatsoever shall be commenced or placed upon any Lot, unless installed by the Declarant, or as approved in accordance with this Declaration. Except as provided above, no exterior construction, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, and location shall have been submitted in writing to and approved by an Architectural Review Committee to be established by the Board.

5.4.1. The Architectural Review Committee may be established and shall have jurisdiction over modifications and new construction on lots.

5.4.2. The Board may employ architects, engineers, or other persons as it deems necessary to enable the Architectural Review Committee to perform its review.

5.4.3. The Architectural Review Committee may, from time to time, delegate any of its rights or responsibilities hereunder to one (1) or more duly licensed architects or other qualified Persons, which shall have full authority to act on behalf of the committee for all matters delegated.

5.4.4. Written design guidelines and procedures may be promulgated for the exercise of this review, which guidelines may provide for a review fee.

5.4.5. So long as the Declarant owns any property for development or sale in Edgefield, the Declarant shall have the right to appoint all members of the Architectural Review Committee. Upon the expiration of earlier surrender in writing of such right, the Board shall appoint the members of the Architectural Review Committee.

5.4.6. If the Architectural Review Committee fails to approve or to disapprove submitted plans and specifications within sixty (60) days after the plans and specifications have been submitted to it, approval will not be required, and this Section will be deemed to have been fully complied with. As a condition of approval under this Section, each Owner, on behalf of such Owner and such Owner's successors-in-interest, shall assume all responsibilities for maintenance, repair, replacement, and insurance to and on any change, modification, addition, or alteration. The Architectural Review Committee shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions. Any member of the Board or its representatives shall have the right, during reasonable hours and after reasonable notice, to enter upon any Lot to inspect for the purpose of ascertaining whether or not these Persons shall not be deemed guilty of trespass by reason of such entry.

5.4.7. Plans and specifications are not approved for engineering or structural design or quality of materials, and by approving such plans and specifications neither the Architectural Review Committee, the members thereof, nor the Association assumes liability or responsibility therefore, nor for any defect in any structure constructed from such plans and specifications. Neither Declarant, the Association, the Architectural Review Committee, the Board, nor the officers, directors, members, employees, and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any owner of property affected by these restrictions by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every person who submits plans or specifications and every owner agrees that such person or owner will not bring any action or suit against Declarant, the Association, the Architectural Review Committee, the Board, or the officers, directors, members, employees, and agents of any board, or the officers, directors, members, employees, and agents of any of them to recover any damages and hereby releases, remises, and covenants not to sue for all claims, demands, and causes of action arising out of or in connection with any judgment, negligence, or

nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands, and causes of action not known at the time the release is given.

5.4.8. Signs. No sign of any kind shall be erected by an Owner or Occupant within Edgefield without the prior written consent of the Architectural Review Committee. Notwithstanding the foregoing, the Board and the Declarant shall have the right to erect reasonable and appropriate signs. The Declarant shall have the right to erect and maintain "For Sale" signs on any Lot in its sole discretion. No Owner shall erect "For Sale" signs other than the Declarant. Signs required by legal proceedings may be erected upon any Lot. The provisions of this Section shall not apply to any Person holding a Mortgage who becomes the Owner of any Lot as purchaser at a judicial or foreclosure sale conducted with respect to a first Mortgage or as transferee pursuant to any proceeding in lieu thereof. Holiday signage and/or decorations are to be removed no later than 7 days after the federal holiday is observed.

5.4.8.1 No boat, motor home, trailer, or recreational vehicle or trailer may be left upon any portion of Edgefield. All vehicles shall be parked within the driveway of each Lot. No vehicles may be parked overnight in the streets of Edgefield.

5.4.8.2 Detached garages shall be permitted.

5.4.8.3 No unlicensed vehicle shall be left upon any portion of Edgefield. Vehicles which are inoperable for a period of five (5) days or more may not be stored upon any portion of Edgefield. Such vehicles identified above must be removed by the Owner. The Association shall have the right to remove any such vehicle if not removed by the Owner within ten (10) days of notice, and the costs of such removal shall be an assessment against such Owner.

5.4.8.4 Trucks with mounted campers which are an Owner's or Occupant's primary means of transportation shall not be considered recreational vehicles, provided they are used on a regular basis for transportation and the camper is stored out of public view upon removal.

5.4.9. Off Road No motorized vehicles shall be permitted on pathways or unpaved Common Property except for public safety vehicles and vehicles authorized by the Board

5.4.10. Leasing. Lots may be leased for long term residential purposes only, which mean all leases, must be for a period in excess of six (6) months. No short-term leasing is allowed. All leases shall require, without limitation that the tenant acknowledge that the tenant is subject to the Declaration, Bylaws, and rules and regulations of the Association. The lease shall also obligate the tenant to comply with the foregoing and shall provide that in the event of noncompliance, the Board, in addition to any other remedies available to it, may evict the tenant on behalf of the owner and specifically assess all costs associated therewith against the Owner and the Owner's lot.

5.4.11. Occupants Bound. All provisions of the Declaration, Bylaws, and of any rules and regulations, use restrictions or design guidelines promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all Occupants even though Occupants are not specifically mentioned. Fines may be levied against Owners or Occupants. If a fine is first levied against an Occupant and is not paid timely, the fine may then be levied against the Owner.

5.4.12. Animals and Pets. No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted on any Lot, with the exception of dogs, cats or other usual and common household pets. No pets shall be kept, bred or maintained for any commercial purpose. Dogs shall be kept on a leash when outside of a Lot. All Owners shall remove their pets' waste from Common Areas and Lots. Owners who do not remove their pets' waste from Common Areas and Lots shall be subject to fines which shall be collectible against the Owner as a specific assessment. No pets may be left unattended outside of a residence after 8 p.m. nor prior to 7a.m.

5.4.13. Nuisance. It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her lot. No lot within Edgefield shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on within Edgefield.

5.4.14. Antennas. No exterior antennas of any kind, including, without limitation, satellite dishes, shall be placed, allowed, or maintained upon any portion of Edgefield, including any Lot, without the prior written consent of the Architectural Review Committee. Satellite Dishes which are dark in color and are 18 inches or less in diameter shall be allowed, provided they are not visible from the street, installed upon or adjacent to a residence, and are integrated with the surrounding landscape.

5.4.15. Tree Removal. No trees that are more than four (4) inches in diameter at a point two (2) feet above the ground shall be removed without the prior written consent of the Architectural Review Committee. However, no flowering trees, including, without limitation, dogwood trees, regardless of their diameter, shall be removed without the prior written consent of the Architectural Review Committee.

5.4.16. Drainage. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Owner or Occupant may alter, obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains, the right to alter same being expressly reserved to Declarant.

5.4.17. Sight Distance at Intersections. All property located at street Intersections shall be landscaped so as to permit safe sight across the street comers. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

5.4.18. Garbage Cans, Woodpiles, etc. All garbage cans, woodpiles, hot tubs, spas, and related equipment, and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate.

5.4.19. Subdivision of Lot. No Lot shall be subdivided or its boundary lines changed except with the prior written approval of the Architectural Review Committee. Declarant, however, hereby expressly reserves the right to replat any Lot or Lots owned by Declarant. Any such division, boundary line change, or re-platting shall not be in violation of the applicable subdivision and zoning regulations. Declarant's right to replat any Lot shall include the right to change the configuration of streets and otherwise make changes on the final plat for Edgefield as to how the streets and common areas in Edgefield are laid out.

5.4.20. Guns. The use or discharge of firearms in Edgefield is prohibited. The term "firearms" includes rifles, pistols, "BB" guns, pellet guns, and small firearms of all types.

5.4.21. Fences. Alteration or movement of fencing upon any Lot may not be done without the prior written consent of the Architectural Review Committee. Notwithstanding the foregoing, the Declarant shall have the right to erect fencing of any type, at any location, other than wood fencing, on any Lot during the period that such Lot is being used by Declarant as a model home. The Board shall have the right to erect fencing of any type other than wood fencing considered appropriate or desirable by the Board at any location on the Common Property. All other fencing on Lots must receive written approval from the Architectural Review Committee prior to it being erected, or the Owner and Lot shall be in violation of this Declaration.

5.4.22. Air Conditioning Units. No window air-conditioning units may be installed.

5.4.23. Lighting. Except as may be permitted by the Architectural Review Committee, exterior lighting visible from the street shall not be permitted except for (a) approved lighting as originally installed on a Lot; (b) One (1) decorative post light, (c) street lights in conformity with an established street lighting program for Edgefield, (d) seasonal decorative lights; or (e) front house illumination of model homes.

5.4.24. Swimming Pools and Hot Tubs. Swimming pools, hot tubs and portable spas shall not be permitted without the prior written consent of the Architectural Review Committee. Swimming pools must be enclosed by an approved fence.

5.4.25. Play Equipment. All play equipment must be located between the rear dwelling line and the rear lot line.

5.4.26. Mailboxes. All mailboxes located on Lots shall be of a similar style approved by the Architectural Review Committee. Mailboxes shall be kept painted and in good repair by the Owners. Replacement mailboxes may be installed after the type has been approved in writing by the Architectural Review Committee.

5.4.27. Exteriors. Any change to the exterior color of any improvement located on a Lot, including, without limitation, the dwelling, must be approved by the Architectural Review Committee.

5.4.28. Clothesline. No exterior clotheslines of any type shall be permitted upon any Lot.

5.4.29. Storage Sheds and Garages. Construction, installation or placement of a storage shed, tree house, play house, carport, or a building separate from the main house on the Lot is not permitted without the prior written consent of the Architectural Review Committee, in its sole discretion. All plans (which must include the length, width, height, materials, colors, and location) must be submitted to the Architectural Review Committee for written approval prior to obtaining building permits or starting construction. The structure must be constructed, installed or placed in a location inconspicuous as much as possible from public view. All materials used in the construction of such buildings must match the main dwelling located on the Lot.