DocuSign Envelope ID: A9D54D8C-2ACA-4D3E-BD92-95C82A6E3F98

UNANIMOUS CONSENT TO ACTION
BY THE BOARD OF DIRECTORS
MALIND BLUFF HOMEOWNERS ASSOCIATION, INC.

c/o AAM, LLC
1600 West Broadway Street, Suite 200
Tempe, AZ 85282
(602) 957-9191

REVISION TO ARCHITECTURAL GUIDELINES

The undersigned, constituting all of the members of the Board of Directors of Malind Bluff Homeowners Association, Inc., a South Carolina nonprofit corporation, hereby take the following actions in writing and without a meeting pursuant to Section 33-31-821 of the South Carolina Non-Profit Corporation Act which states "Unless the articles or bylaws provide otherwise, action required or permitted by this chapter to be taken at a board of directors' meeting may be taken without a meeting if the action is taken by all members of the board. The action must be evidenced by one or more written consents describing the action taken, signed by each director, and included in the minutes filed with the corporate records reflecting the action taken."

RESOLVED, that the Board of Directors hereby adopts the attached Revised Architectural Guidelines dated May 10, 2022.

IN WITNESS WHEREOF, the undersigned have executed this consent as of this 1st day of May 10, 2022.

DocuSigned by:
Tonja Flanagan
0573B9C4C68C423...
Tonja Flanagan
President and Director, Board of Directors

DocuSigned by:
Trey King
DD2145611A6E45A...
Trey King
Vice President and Director, Board of Directors

DocuSigned by:
John Gering
CF82080E8838424...
John Gering
Secretary/Treasurer and Director, Board of Directors

BEAUFORT COUNTY SC - ROD
BK 4145 Pgs 2243-2270
FILE NUM 2022028280
05/12/2022 02:20:43 PM
RCPT# 1089487
RECORDING FEES 25.00

ARCHITECTURAL GUIDELINES

MALIND BLUFF

Homeowners Association, Inc.

Contents

MALIND BLUFF Architectural Guidelines 4
INTRODUCTION 4
A. Architectural Review Board Guidelines and Procedures 4
I. Who and What is the Architectural Review Board 4
II. Purpose 4
III. Scope of Architectural Review Board 5
IV. Steps for Obtaining Board Approval 5
V. Enforcement 5
VI. Fines 6
VII. Appeals Process 6
B. MALIND BLUFF SINGLE FAMILY LANDSCAPE STANDARDS 6
I. Front and Side Treatment 6
II. Rear Area Treatment 7
III. Irrigation 7
IV. Maintenance 7
V. Tree Removal 7
C. MALIND BLUFF SINGLE FAMILY WALL AND FENCE STANDARDS 8
I. Style 8
II. Position 8
III. Maintenance 9
D. MALIND BLUFF SINGLE FAMILY OUTBUILDING STANDARDS 9
I. Placement 9
II. Height, Size, and Materials 9
E. MALIND BLUFF SINGLE FAMILY EXTERIOR MODIFICATION STANDARDS 10
I. Additions and Alterations to a Home 10
II. Porches, Sunrooms, and Decks 10
III. Temporary Structures 10
IV. Lighting (Security) 10
V. Monuments, Sculptures, and Flagpoles 11
VI. Holiday Lighting and Decorations 11
VII. Swimming Pools 11
VIII. Docks 11
IX. Play Equipment 12
X. Outside Antennas and Satellite Dishes 12
XI. Ancillary Equipment 12
XII. Solar Heating and Power Generation panels 13
XIV. Gardens 13
F. MALIND BLUFF SINGLE FAMILY ADDITIONAL FLATWORK 14
I. Driveways 14
II. Patios 14
G. MALIND BLUFF SINGLE FAMILY RECREATIONAL BOAT AND VEHICLE PROCEDURES 15
I. Storage and Parking 15
APPENDIX A 16
Suggested Landscaping 16
I. Canopy Trees 16

II. Understory Trees 16
III. Buffer Shrubs 16
IV. Ornamental Shrubs 2
V. Ground Cover and Vines 2
VI. Turf 2
APPENDIX B 2
Architectural Review Board Application 2
Fence Options 3
Four-Foot Black Aluminum – All Lots 3
Six-Foot Wooden Pickets- Lots NOT Located on Ponds 6
APPENDIX E 8
Garden Boxes 8
APPENDIX F 9
Fence Stain Colors 9
APPENDIX G 10
TRASH SCREENS and EXTERIOR STORAGE 10
APPENDIX H 11
EXTERIOR STORAGE UNITS 11

MALIND BLUFF Architectural Guidelines

The MALIND BLUFF *Single Family Community-*

INTRODUCTION

MALIND BLUFF has the potential to become one of BEAUFORT County most desirable neighborhoods with a timeless design. Through careful planning and design as well as the coordinated efforts of each homeowner in the community MALIND BLUFF will stand above other communities. Architectural Guidelines are put into place to ensure a cohesive design for a neighborhood without sacrificing the individuality of each home. The standards aid the development of a desirable and attractive neighborhood. They ensure, enhance, and protect the value of all the homes within MALIND BLUFF. This document is meant to be a supplement to the Covenants and Restrictions for the neighborhood, but the Covenants and Restrictions always supersede these guidelines. The guideline will aid the reader in understanding those elements that are important to the integrity of an individual home as well as to the manner in which that home compliments the overall harmony of the neighborhood. No action taken by the Architectural Review Board shall entitle any person to rely thereon with respect to conformity with the laws, regulations, codes or ordinances of local, state, or federal governments.

A. *Architectural Review Board Guidelines and Procedures*

I. Who and What is the Architectural Review Board

The Architectural Review Board is the architectural control committee, which shall be the governing body charged with promoting and maintaining a high level of design, quality, harmony and conformity throughout MALIND BLUFF. The Declarant controls the Architectural Review Board until the time of turnover; afterwards the elected board from the homeowner's association takes control. No improvements of any kind shall be erected, placed, or maintained, and no alteration or modification of any improvements in MALIND BLUFF shall be made without approval of the Architectural Review Board.

II. Purpose

The Architectural Review Board is established to provide a system of review for the construction or modification of all improvements within the Project. The goal of the Architectural Review Board is to review the application of plans and specifications to determine the compliance with the standards set forth by the Covenants and Restrictions. The Board strives to ensure the communities are attractive by maintaining the principles set forth in the Covenants and Restrictions. The Architectural Review Board does not assume responsibility for the technical aspects, structural aspects, or safety of the design. Nor does the board assume responsibility for compliance with local codes, ordinances, or laws.

III. Scope of Architectural Review Board

The Architectural Review Board reviews, approves, and/or disapproves all plans and submissions solely on the basis of aesthetic standards, harmony of location, external structure and design relating to surrounding topography and the overall benefit or detriment to the overall Project. The board will take into account aesthetic aspects of architectural design, placement of buildings, color schemes, exterior finishes, and materials used. The Architectural Review Board is not responsible for structural safety of the improvement or the conformance with building codes. The Board holds the right to refuse any submittals that are not suitable or desirable to the overall aesthetics of the neighborhood. The Board also reserves the right to grant variances to these standards on the basis necessity or unusual conditions. The Architectural Review Board reserves the right to inspect all aspects of the improvements after the construction process has been completed. Declarant improvements are not subject to the board approval and are deemed to conform to the plan of development for MALIND BLUFF.

IV. Steps for Obtaining Board Approval

1. Plans for improvements must be submitted to the Architectural Review Board to include all aspects of the improvement along with the proper application form (See Appendix B).
2. Applicant must submit a plot plan of the lot showing the location of the improvement.
3. The Architectural Review Board may require the submission of additional information and materials as needed to supplement the application.
4. The Board reviews submittals on a monthly basis. (The typical turn around for an application is thirty days).
5. All approvals or disapprovals will be written and sent to each respective Applicant.
6. Applicants may submit improvement plans to the Architectural Review Board before the closing of a home to ensure the home will fit all the needs of the homeowner.

V. Enforcement

The Architectural Review Board reserves the right of entry and inspection of any lot or portion of Project Land to determine the existence of improvement that violates the standards set forth by both this document and the Covenants and Restrictions. Except in emergency situations, any exercise of entry and inspection by the Architectural Review Board will follow at least a twenty-four hour notice to the Residential Owner. The Board is empowered to enforce the provisions set forth in both this document and the Covenants and Restrictions by any legal action, and in the event it becomes necessary to resort to the legal system all fees are incurred to the prevailing party. The cost of removal of unapproved improvements will also be incurred to the Residential Owner.

VI. Fines

A system of reasonable enforcement policies, which includes fines, has been put into place to allow the ARB and the Home Owner's Association authority when enforcing the standards set forth in both this document and the Covenants and Restrictions. This fine structure is subject to change if the ARB considers the current system ineffective. The Home Owner's Association steps of enforcement are as follows:

1. Letter of warning is sent to the Owner. Owner will be given 14 days to fix the violation.
2. If problem persists a second letter is sent with a fifty dollar fine incurred by Owner. Owner will be given 14 additional days to fix the violation.
3. If violation persists the Owner will be sent a third letter with a hundred dollar fine. Owner will be given 14 additional days to fix the violation.
4. If violation persists past the third warning, the Owner incurs a one hundred and fifty dollar fine. Owner will be given 14 additional days to fix the violation. After this point the matter will be turned over to legal counsel where all legal remedies will be pursued at the expense of the Owner.

The Association reserves the right to order work on the homeowner's behalf and charge the account any at point in the violation process 14 days after the first warning letter.

VII. Appeals Process

Any homeowner who is denied approval on any submittal or portion of a submittal holds the right to appeal the Board's decision. All appeals should be in written form addressed to the MALIND BLUFF HOA Board. The appeal should be noted at the next formal meeting and will allow the Residential Owner to explain and justify the original request. The appeals process is also applicable to the fines set forth by the Homeowner's association. The homeowner is allowed a 30-day maximum period of time in which to appeal the Board's decision. The 30-day time period begins on the date of the Board's decision and ends 30 days thereafter.

B. *MALIND BLUFF SINGLE FAMILY LANDSCAPE STANDARDS*

The general character of any home is greatly determined by the elements of its surroundings. Proper selection and placement of plant materials is extremely important in establishing the overall setting of the home. The landscape guidelines promote continuity in the landscape where individual lots relate to one another while at the same time allowing for individuality of each lot. Only mulch or pine straw are approved plant bed materials, rock of any kind is not approved for plant beds.

I. Front and Side Treatment

Emphasis should be placed on proper proportion rather than quantity or size of plant material. Material should be placed at a minimum 2 feet from the property line as to not impede the flow of water and allow for adequate drainage. Plants, flowers, shrubs, and trees shall not be planted in the swale such as to

obstruct storm drainage along the side yards of the lot. Try to select plants that will give year-round bloom. Small plots of contoured grass provide year-round color and low maintenance. A list of suggested trees and plants is available in Appendix A.

II. Rear Area Treatment

The configuration of MALIND BLUFF 's lots allows for a variety of landscaping treatments. If appropriately planned, much of the area can be kept in its natural state if desired. Structures such as decks and outbuildings lend themselves to more formal landscaping. In some cases, the over shaded condition will limit the use of sod, however, keep in mind that grass offers many advantages such as: year-round color and low maintenance. Material shall not be placed in drainage swale so as not impede the flow of water and allow for adequate drainage. There are many natural shrubs available at low cost that requires little maintenance. A list of suggested trees and plants is available in Appendix A.

III. Irrigation

The Architectural Review Board must approve irrigation system location before it is installed.

IV. Maintenance

Each Residential Owner is responsible for maintaining, in a healthy condition, all natural and introduced vegetation on their lot. Removal of dead or diseased plant material must be done on a regular basis in accordance with the best practices for the plant material involved. Each lot must have grass lawn that must be mowed and maintained on a regular basis. The grass lawn must be edged and maintained at a height that is pleasing to the Board. The Architectural Review Board reserves the right of landscape inspections for each Residential Owner in the Project. If a Residential Owner fails to maintain all plant materials within a lot in the manner described above, the Architectural Review Board may remedy such failure by whatever methods it deems necessary and appropriate. The owner shall reimburse the Architectural Review Board for all expenses incurred by performing the duties described above.

V. Tree Removal

The owner must obtain written approval from Beaufort County and the Architectural Review Board before **any** tree is removed from any lot. Please be advised all canopy trees on the lot at the time of closing from the Developer is a requirement of Beaufort County and shall be properly cared for by the owner. If a canopy tree does not survive, it is the sole responsibility of the owner of the lot to replace the tree with the same type tree or one approved by Beaufort County.

Street Trees which are found between the back of curb near the street are also a requirement of Beaufort County and shall be properly cared for by the owner. If a street tree does not survive, it is the sole responsibility of the owner of the lot to replace the tree.

Tree removal guidelines are put into place to keep the MALIND BLUFF Communities as natural as possible, along with developing a low-country feel.

C. MALIND BLUFF SINGLE FAMILY WALL AND FENCE STANDARDS

Walls and fences serve several useful purposes. First and foremost, they delineate property lines between neighbors and between the public and private realm. Behind the house, fences and walls serve as a privacy screen, to keep pets at bay, or to form a spatial relationship for the courtyard garden. Walls and fences can take an infinite number of forms. Another option is a living wall of hedges or simply larger landscaping grasses. The Standards published by the Board may contain specifications for the materials, design, and location of fences, including, but not limited to, the location, number and design of the gates. Fence styles and locations allowed on lots for your community are listed below. All fences, fence styles, and fence locations must be approved by the Architectural Review Board before beginning installation. Appendix D shows recommended fence styles, specifications, and materials.

I. Style

Four (4) foot black aluminum fences may be utilized on all Lots within the community. In addition Six (6) foot privacy fences, may be utilized for Lots **not** located adjacent to a pond. The recommended specifications for these fences are listed in Appendix C. The wooden fences shall be natural color or one of the approved stain colors. Fence style, height, and color should be consistent on the lot. The Reviewer recommends fence uniformity between neighbors to help maintain an aesthetically pleasing neighborhood. It is recommended that natural barriers such as landscaping be utilized in lieu of fences.

II. Position

Please note that fences may not be built in either Right of Ways or General Utility Easements without proper approval from the utility company(s). Additionally, fences are not permitted to be placed in a drainage easement without written approval from the Beaufort County. If there is an existing fence, it is preferred that the fence constructed secondly tie into the existing fence. If the fence constructed secondly does not tie into the existing fence, then homeowner whom built the latter fence will maintain the yard between the fences.

- Any fence shall be constructed so that it is construction on the rear and side property lines of the Lot.
- The fence may not extend further than 15 feet up the side walls of the home from the rear corner of the house.
- If there is an existing fence, it is required that the fence constructed secondly tie into the existing fence. In the event the Reviewer grants a variance that the latter fence is not required to be attached to the first fence, the Owner who constructed their fence secondly will be responsible for maintaining the yard

between the fences.

- Fences on corner lots must be at least eighteen (18) feet from the back of the street's curb.

III. Maintenance

The Residential Owner of a lot upon which a fence or wall is installed shall be solely responsible for providing and maintaining access to and from the rear yard of such lot. The Architectural Review Board recommends refraining from placing fences in drainage or utility easements. In the event a fence is placed upon a drainage or utility easement, it is the homeowner's responsibility to comply with all municipality regulations and restrictions. Any fence placed in an easement can and may be removed for improvements or repairs to the easements, and the replacement cost of the fence will be at the homeowner's expense. In general, any fence installed upon a lot shall be designed and used in a manner that will allow access to and from the rear yard of such lot to allow the Architectural Board to perform any of its obligations or exercise any of its rights pursuant to this document that require the Board to have access to the rear portion of such lot and to allow public utility companies to inspect, maintain and repair any utility facilities located within the boundary of the lot.

All fences must be maintained and kept as new. If the fence is not maintained to the standards of the Architectural Review Board it will be cause for a monetary fine.

D. *MALIND BLUFF SINGLE FAMILY OUTBUILDING STANDARDS*

Another important characteristic of MALIND BLUFF homes is the option for outbuildings at the rear of the home. An outbuilding is defined as a detached structure from the main house, including a garage, carport, studio, equipment shed, or workshop. In each case, materials used shall mimic that of the primary structure (i.e. the siding and roofing of the house). To be granted approval for a shed; a fence must also be constructed previously, or a fence request must be submitted with the shed request. Outbuildings must be contained within a six (6) foot privacy fence. Outbuildings are not permitted on pond lots and shall not encroach into the building setback.

I. Placement

Placement of the outbuildings in relation to the home is critical to the formation of a spatial layout of the lot. The Architectural Review Board must approve the placement of the outbuilding in relation to the lot layout. Please submit a plot plan with house and outbuilding location with application. Outbuildings shall not be placed in drainage easements and shall not impede the flow of water and allow for adequate drainage.

II. Height, Size, and Materials

Outbuildings must be contained within a six (6) foot privacy fence. Outbuildings are not permitted on pond lots. They should be compatible with the architectural style of the main house, but appear secondary in massing, scale, material, and detail. Height and size must be proportional to that of the house and

lot. The recommended size for an outbuilding is 10' length by 12' width by 8' height. The material used for the outbuilding must be the same as the house. The Architectural Review Board must approve all aspects of the outbuilding.

E. MALIND BLUFF SINGLE FAMILY EXTERIOR MODIFICATION STANDARDS

Exterior modifications help make each home more individualized. Each owner can modify his or her home based on the guidelines set forth in this document.

I. Additions and Alterations to a Home

No Living Unit shall be enlarged by any addition thereto or to any part thereof, and no Residential Owner shall make any improvement, addition, or alteration to the exterior of his Living Unit, including, without limitation, the painting, staining, or varnishing of the exterior of the Living Unit or re-roofing with shingles of a different color or material, without the prior written approval of the Architectural Review Board, which may withhold approval for purely aesthetic reasons. Permanent additions must be within all building setbacks.

II. Porches, Sunrooms, and Decks

The size and design of porches, decks, and sunrooms should be architecturally compatible with the house and shall not extend past the side lateral lines of the home. The Architectural Review Board must approve all plans before construction begins. Space below decks and sunrooms should be screened with lattice, shrubbery or other means appropriate to the house design.

III. Temporary Structures

No tents, trailers, shacks or other temporary buildings or structures shall be constructed or otherwise placed upon the Project Land except in connection with construction, development, leasing or sales activities permitted by the Architectural Review Board or performed by Declarant. No temporary structure may be used as a Living Unit. No garden shed, storage shed, outbuilding, play structure, or other permanent structures, which are detached from the Living Unit, shall be constructed or placed upon the Project Land unless approved by the Architectural Review Board.

IV. Lighting (Security)

Exterior lighting must be limited to areas within the building envelope. Exterior lighting shall be located so as not to result in excessive glare or interfere with the privacy of nearby dwellings. Floodlights must be hooded. An exterior lighting plan with locations is required for approval by the Architectural Review Board.

V. Monuments, Sculptures, and Flagpoles

Monuments, sculptures, yard art, pathway lights, potted plants, and decorations on porches, on walkways, on pedestals, attached to walls, in flower beds, in front yards, or suspended from a covered structure are acceptable if they are in harmony with the front view of the property and the character and streetscape of the community. Garden gnomes are not permitted. No ground mounted landscape feature shall be in excess of 3 feet in height, excluding shepherd hooks, and no item mounted on entryway columns or walls shall be in excess of 36 inches in height. The maximum number of items allowed in the front area of a property, as determined by individual items, is five (5) with the maximum number of items allowed per the entire property being ten (10) total. Approval from the reviewing body is not needed if items are in compliance with the rules.

There shall be no permanent stand-alone flagpoles on residential lots. Only one American flag may be displayed on the front side of the house. Low ground flags are considered decorative features pursuant to the above. No flag may extend so that the end protrudes more than 4 feet from the exterior wall of the home to which it is attached. All flags shall be maintained in good condition and should not be displayed on days when the weather in inclement.

VI. Holiday Lighting and Decorations

Home decorations, home lighting, temporary statues, artifacts, and other holiday decorative landscaping accessories are to be unobtrusive and displayed only for a period of 30 days prior to a holiday season; all such holiday decorations shall be removed no later than 14 days after the holiday.

VII. Swimming Pools

The Architectural Review Board must approve all pool sizes, shapes, and layouts prior to installation. No above ground pools will be permitted anywhere in the development. It is the responsibility of the homeowner to obtain all required permits from the governing municipality. An approved fence must be constructed along with a pool. Portable kiddie/wading pools are allowed in rear yards, but must be dismantled and stored out of sight daily. Please request the Pool Installation Guide from the Association to assist in submitting a completed pool application for review and consideration.

VIII. Docks

No private docks are allowed on this property.

IX. Play Equipment

Elements of a planned park or playground, swing sets and similar outdoor play areas, structures and equipment, must be located where they will have a minimum impact on adjacent lots and where they will be best screened from general public view. Play equipment must be located in the middle half of the rear of the lot on the non-street side. The play equipment must not exceed eight-feet in height. Any proposed play equipment to be placed in the yard must be approved by the Architectural Review Board. Natural wood play equipment is the only material approved for play structures. Brightly colored and plastic play equipment is not permitted, and may be declined by the Architectural Review Board. A fence must be constructed before play structures will be permitted by the Architectural Review Board. Trampolines are allowed in the MALIND BLUFF Single Family Community when installed within a fenced in yard. Basketball goals must be stored out of view when not in use.

X. Outside Antennas and Satellite Dishes

No Residential Owner may erect or maintain a television or radio receiving and transmitting antenna, satellite dish, or similar apparatus or equipment unless such equipment is; less than two feet in diameter, the apparatus is screened from public view and located behind the living unit either in the rear yard or affixed on the rear roofline, the apparatus is not visible from any point while standing along the property boundary line in the front of the house that abuts or is adjacent to a street, right-of-way or sidewalk, and the Architectural Review Board has approved of the apparatus, its location, and the type of screen. All efforts must be made to screen the apparatus from view including the use of approved shrubbery.

If the signal cannot be obtained from one of the specified locations, a letter from the provider proving this must be submitted to the Board with the ARB request.

XI. Ancillary Equipment

All ground-mounted equipment (HVAC) provided with the home and other mechanical equipment shall be screened from street view or from neighboring property with landscaping. Such screening shall be of a material and color compatible with the design of the residence. All screens, whether landscape structures, approved walls or fences, or plant materials, shall be allowed a minimum of two (2) feet of clearance from the equipment to allow for adequate air circulation around the equipment, but shall not encroach or trespass on a neighboring lot without such neighboring Owner's written approval. Window and roof-mounted equipment (including mechanical, air conditioning, and solar heating equipment) shall not be allowed. Supplemental heating and cooling equipment may be installed in walls, and attic ventilation devices may be installed on the roof, with approval of the Reviewing Body. A sound barrier may be required for added equipment.

XII. Solar Heating and Power Generation panels

All solar collection devices/system should be designed to minimize the visual impact from the street, golf courses and lagoon views. Solar heating and power generation panels (referred to as panels) must be roof mounted and parallel with the roof. The preferred location is on the rear elevation (either on the main roof or a gable side of the rear roof line). Solar panel installations shall not be allowed/visible on front roof areas, parallel with the street, or adjoining gable areas; and shall not be visible from the street of adjoining street side properties. Solar panel will not be permitted for installation on villa units since the Association is responsible for the repair and maintenance of the roofs. The total square footage of solar panel installation may not exceed the average power required by the residence. The approval process will be on a case-by-case basis with consideration given to aesthetics and sun reflection from the panels. Solar panel installations will be judged on, but not limited to the following: a) the modulus of reflectivity (must be less than 2.0%; b) the inclusion of an ARC (anti reflective coating); c) all revealed components are a uniform color (brackets, support angles, the panels, etc.); d) with the exception of the disconnect box, all controls are installed inside the home; e) the array is symmetrical (i.e. no missing panels due to flues, standpipes, vents blowers, etc. protruding through the roof); f) the color of the roof with respect to the array color; g) the use of "faux panels that contain the same surface materials as functional panels" in the valleys of a roof to create a symmetrical array layout; h) the property location with respect to the surrounding houses, the neighborhood and overall surrounding area. The actual solar panels shall be the only portion of the installation visible on the roof. Items such as, but not limited to, conduit, cable/conductors, and control boxes shall NOT be visible on the roof.

An alternate to being mounted on the house roof would be on a lanai or pergola roof; in this case, they must also be mounted parallel with the roof. Installations on posts or other locations not on the house roof, lanai roof or pergola roof will not be considered.

XIII. Waste & Recycling Receptacles

Waste and/or recycling receptacles must be stored out of view from common areas and roadways. They may be kept inside the garage, on the side of the dwelling behind the HVAC unit, on the side of the dwelling behind an ARC-approved screen, or at the rear of the dwelling inside an ARC-approved storage unit. Waste and recycling containers required to be placed at the front of the Lot in order to be collected must comply as follows: containers may be placed and kept at the front of the Lot after 5:00 p.m. the day before the scheduled day of collection, and must be removed and placed out of sight on collection day. Containers shall not be stored in the front of the home. Containers stored on the side of the home must be screened by vegetation (or other screening method) and must be completely out of sight from the road. The preferred location is in the garage.

XIV. Gardens

Vegetable Gardens

Homeowners must submit an application to the ARC for vegetable or other specialty gardens. Applications will be considered as long as all of the following criteria are met:

- Gardens are only permitted within a lot in which a 6-foot fence has been installed.
- All gardens are to be confined to the rear of the home, located near the rear exterior wall, and shall not be placed outside the side wall of the home.
- Gardens shall not be visible from the street.
- Gardens shall be concealed on the exterior with continuous landscaping, i.e. landscaping that has no gaps at the time of install and comprised of mature plantings to screen garden from view of neighboring properties. Landscape plan must be submitted with the ARC application.
- Size is limited to a maximum of four (4) feet wide by eight (8) feet long and a depth or height not to exceed eighteen (18) inches.
- Material shall be naturally rot-resistant material, such as cedar or redwood. Also permitted is a composite material of natural color.
- Plants should not exceed three (3) feet in height at maturity.
- All gardens must be weeded, cared for and carefully maintained.
- See Appendix: Vegetable Garden Boxes.

F. MALIND BLUFF SINGLE FAMILY ADDITIONAL FLATWORK

I. Driveways

No additional driveways can be added to Lots without specific approval by the Reviewer. If additions are approved, they must be constructed of concrete that exactly matches that which is already present. Driveway extensions shall not exceed 24" on either side and shall not extend past the sidewalls of the garage. Reviewer and must also be submitted to the governing municipality for approval.

II. Patios

Any patio additions must be approved by the Architectural Review Board. Patios shall not extend past the side lateral walls of the home and shall not be visible from street view.

G. MALIND BLUFF SINGLE FAMILY RECREATIONAL BOAT AND VEHICLE PROCEDURES

I. Storage and Parking

The storage of a boat, camping trailer, recreational vehicles or similar equipment is allowed in an enclosed garage provided the garage door remains closed. No overnight parking of the boat, visible from the street, is permitted. **If the boat is visible from behind the fence or the garage it is not permitted by the Association and will be cause for monetary fines.**

Overnight on street parking is not permitted within the development. All owners must adhere to the parking rules and will be responsible for their vehicles and that of their guest.

APPENDIX A

Suggested Landscaping

I. Canopy Trees

Red Maple
Red Sunset Maple
October Glory Red Maple
River Birch
Heritage River
Pecan
Deodar Cedar
Green Ash
Japanese Gingko
Moraine Honey locust
Shademaster Honey locust
Black Walnut
Yellow Poplar
Sycamore
Southern Red Oak
Water Oak
Willow Oak
Shumard Oak
Live Oak
Scarlet Oak
Laurel Oak
Bald Cypress
Brasswood
Winged Elm
Drake Chinese Elm
Breen Vase Zelcova

II. Understory Trees

Cocas Palm
Eastern Redbud
Flowering Dogwood
Carolina Silverbell
East Palatka Holly
Foster Holly
Hume Holly
Savannah Holly
Nellie Stevens Holly
Natchez Crepe Myrtle (White)
Potomac Crepe Myrtle (Medium Pink)
Muskogee Crepe Myrtle (Lavender)
Catawba Crepe Myrtle (Dark Purple)
Tuscarora Crepe Myrtle (Dark Pink)
Saucer Magnolia
Sweet bay Magnolia
Flowering Crabapple
Wax Myrtle
Pistachio
Cherry Laurel
Purple Leaf Plum
Bradford Pear
Aristocrat Pear
Palmetto
Windmill Palm
Chaste

III. Buffer Shrubs

Sasanqua Camellia
Eleagnus
Burning Bush Euonymus
Forsythia
East Palatka Holly
Foster Holly
Hume Holly
Savannah Holly
Dwarf Buford Holly
Buford Holly
Nellie Stevens Holly
Yaupon Holly
Anise
Pfitzer Juniper
Japanese Privet
Japanese Privet

Variegated Chinese Privet
Maiden Grass
Japanese Silver Grass
Wax Myrtle
Nandina
Oleander
Fortunes Tea Olive
Fragrant Tea Olive
Pittosporum
Variegated Pittosporum
Formosa Firethorn
Majestic Beauty Hawthorn
Japanese Cleyera

IV. Ornamental Shrubs

Edward Goucher Abelia
Sherwood Abelia
Purple leaf Japanese Barberry
Harrington Plum-Yew
Cotoneaster
Daylily
Carissa Holly
Dwarf Horned Holly
Juniper
Sergeants Juniper
Creeping Juniper
Harbor Dwarf Nandina
Dwarf Pittosporum
Dwarf Indian Hawthorn

V. Ground Cover and Vines

Akebia
Weeping Love Grass
Winter creeper
English Ivy
Hypericum
Candytuft
Kadsura
Liriope
Miscanthus
Mondo Grass
Fountain Grass
Asiatic Jasmine
Confederate Jasmine

VI. Turf

Bermuda
Centipede
Saint Augustine

APPENDIX B

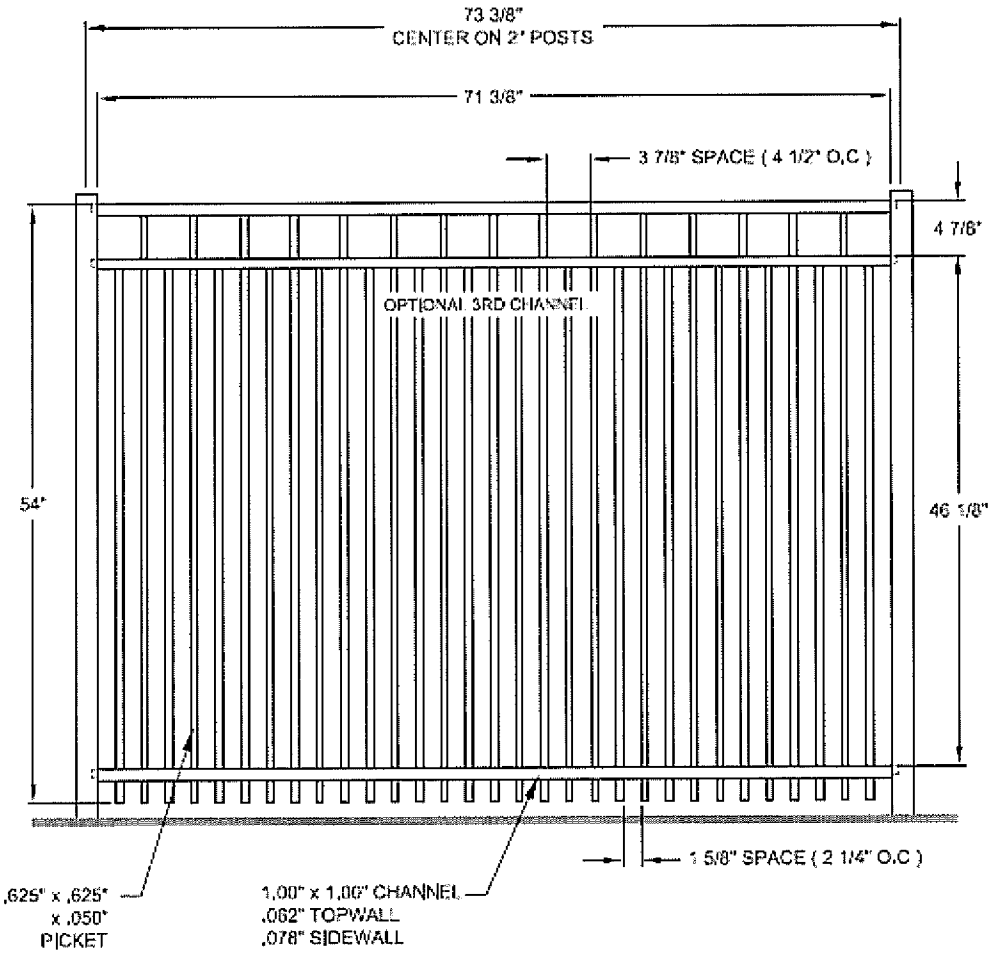
Architectural Review Board Application

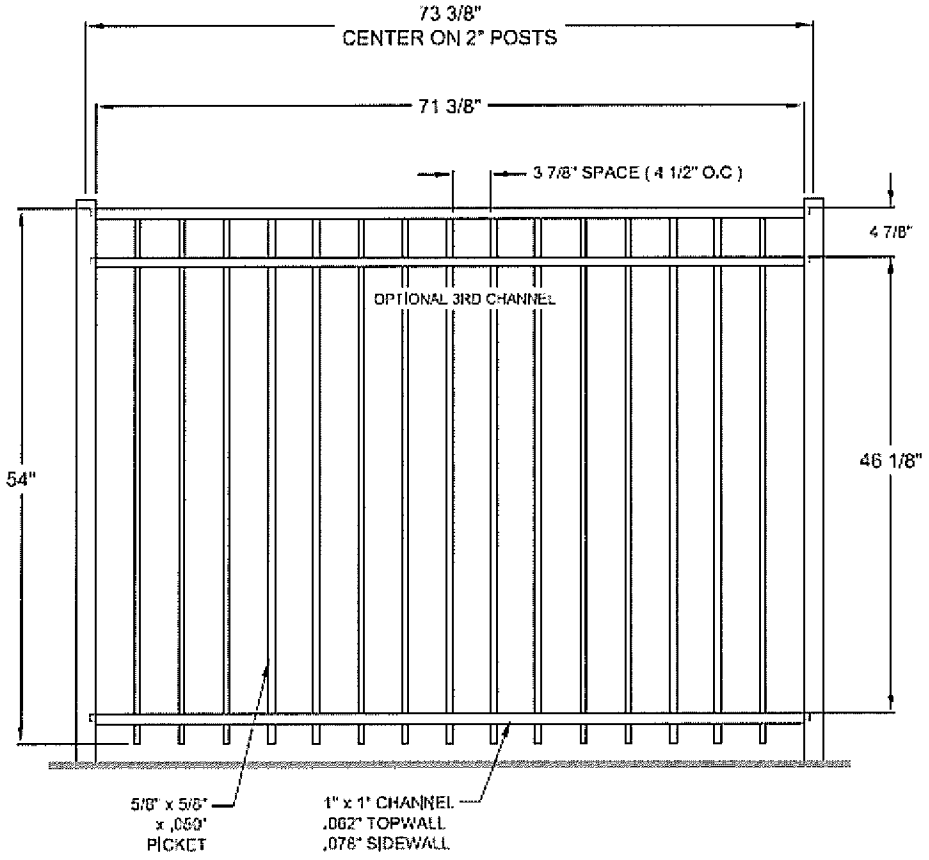
Please contact the property management company for the current application.

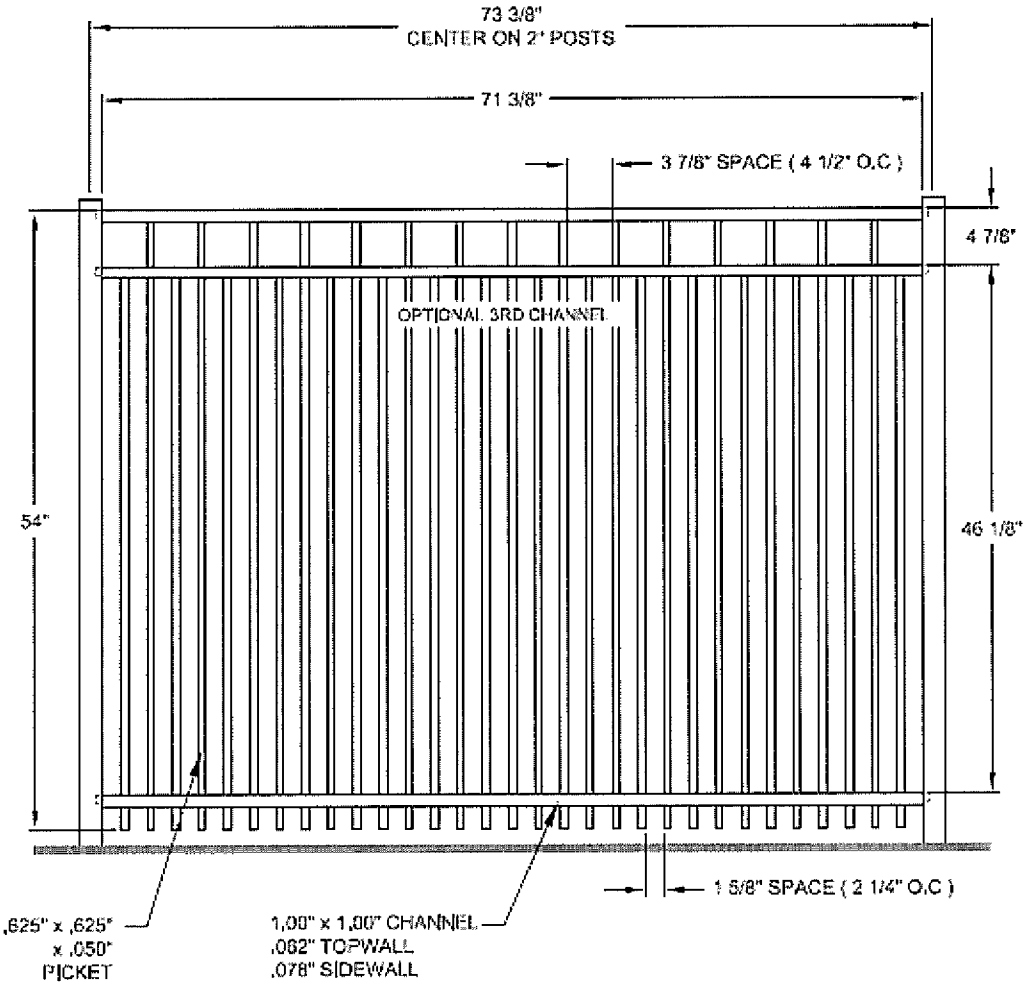
APPENDIX C

Fence Options

Four-Foot Black Aluminum – All Lots



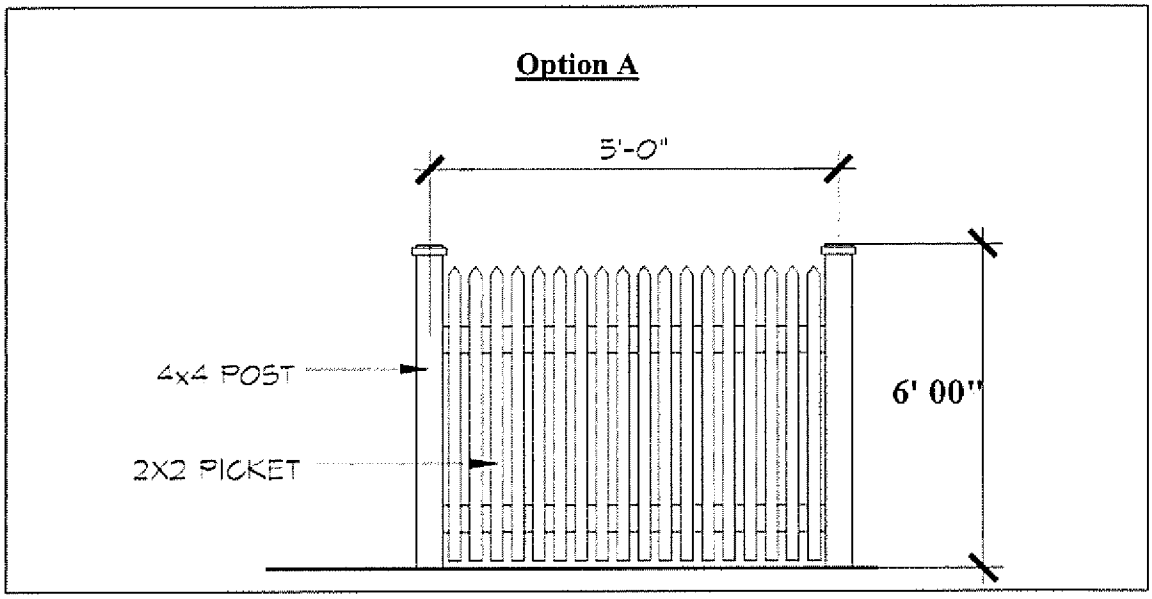

73 3/8"
CENTER ON 2" POSTS
71 3/8"
3 7/8" SPACE (4 1/2" O.C)
4 7/8"
OPTIONAL 3RD CHANNEL
54"
46 1/8"
5/8" x 5/8"
x .050"
PICKET
1" x 1" CHANNEL
.062" TOPWALL
.078" SIDEWALL


73 3/8"
CENTER ON 2" POSTS
71 3/8"
3 7/8" SPACE (4 1/2" O.C)
4 7/8"
OPTIONAL 3RD CHANNEL
54"
46 1/8"
1 5/8" SPACE (2 1/4" O.C)
.625" x .625"
x .050"
PICKET
1.00" x 1.00" CHANNEL
.062" TOPWALL
.078" SIDEWALL

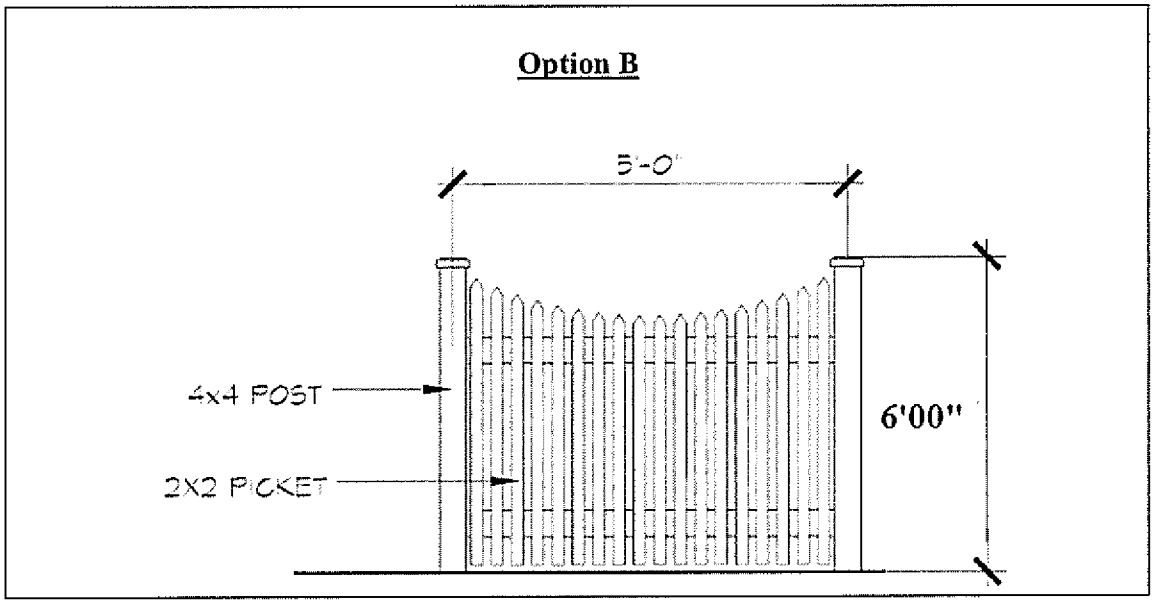
Six-Foot Wooden Pickets- Lots NOT Located on Ponds

Color- Kept Natural

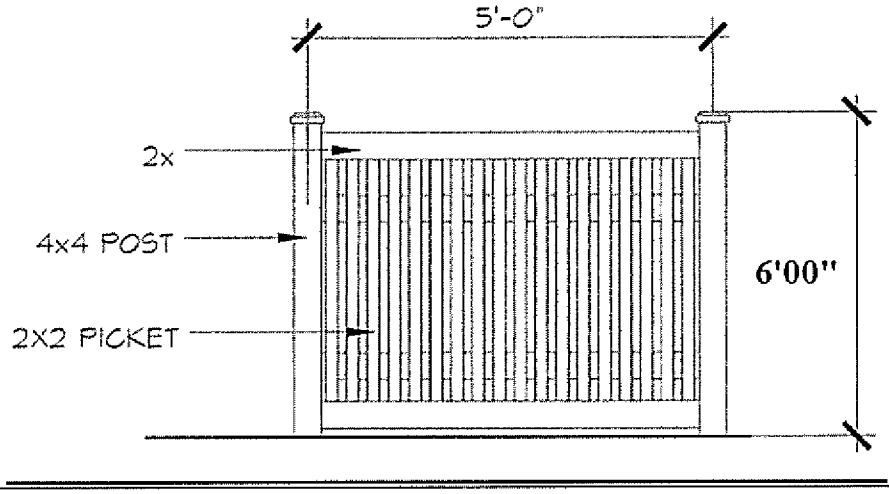
Option A



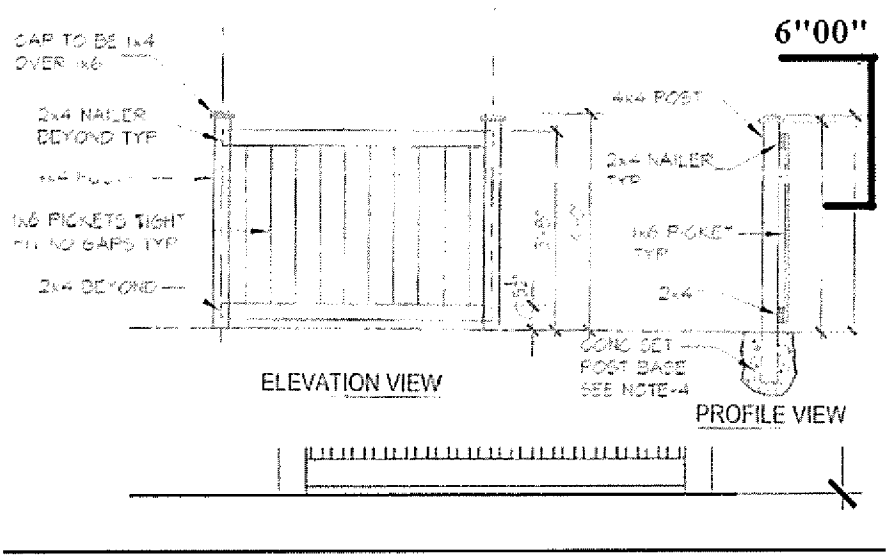
Option B



Option C

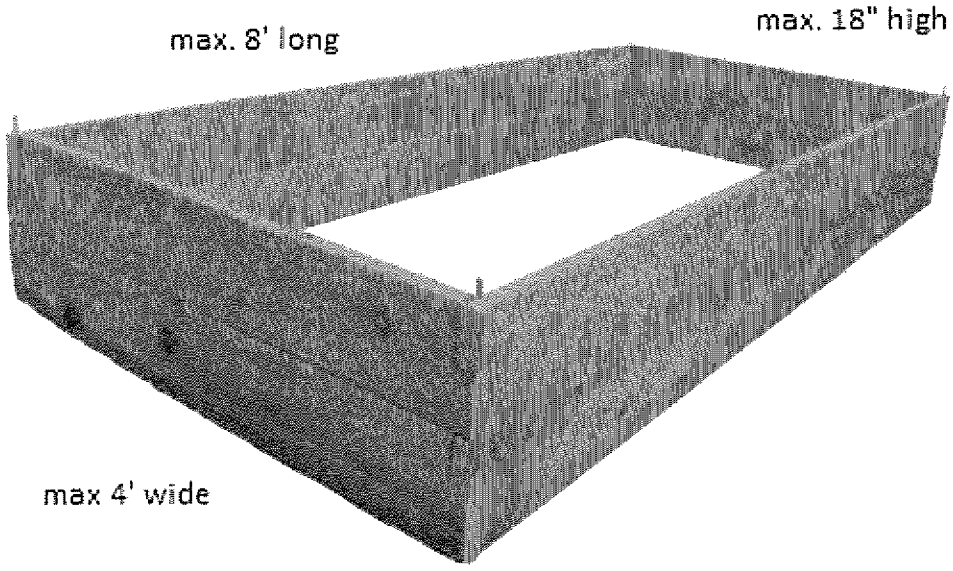


Option D



APPENDIX E

Garden Boxes



Size limited to: max. of 4' wide x 8' long x 18" high. Material shall be naturally rot-resistant, such as cedar or redwood, or a composite material of natural color. Location restricted to rear of home. Boxes to be concealed on exterior with continuous landscaping comprised of mature plantings.

APPENDIX F

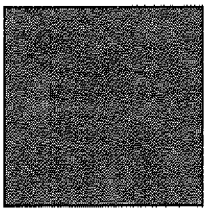
Fence Stain Colors

By Resolution of the Board of Directors, **all** single family homes are allowed the opportunity to have wooden fences that are natural, treated with a Committee-approved stain, or Charleston Green.

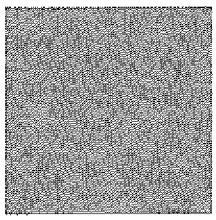
You now have 7 options for natural fence stain colors!

You can find the acceptable fence colors listed below. Each color has a link to the Sherwin Williams site. **Note that an ARB application must be approved before the fence is stained. All stains noted below are SEMI-TRANSPARENT.**

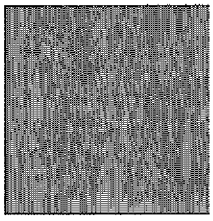
SW3507 Riverwood



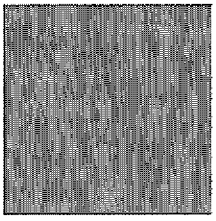
SW3521 Crossroads



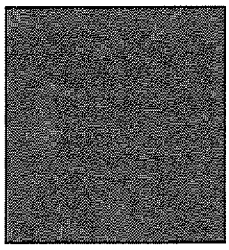
SW3508 Covered Bridge



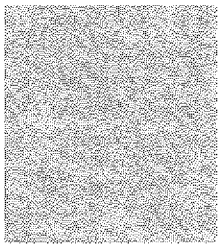
SW3540 Mountain Ash



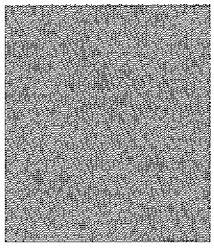
SW3505 Yankee Barn



SW3503 White Birch

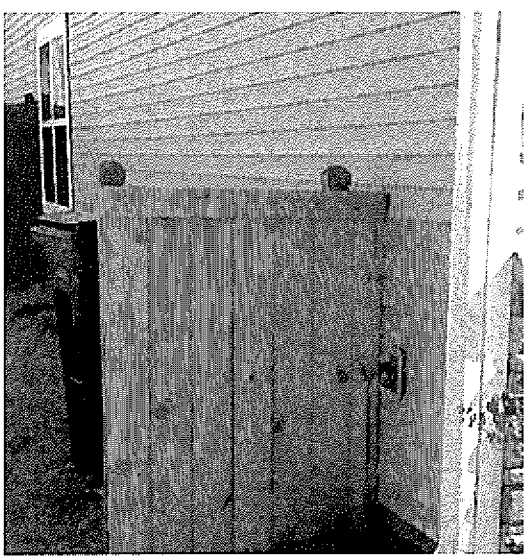


SW3509 Baja Beige



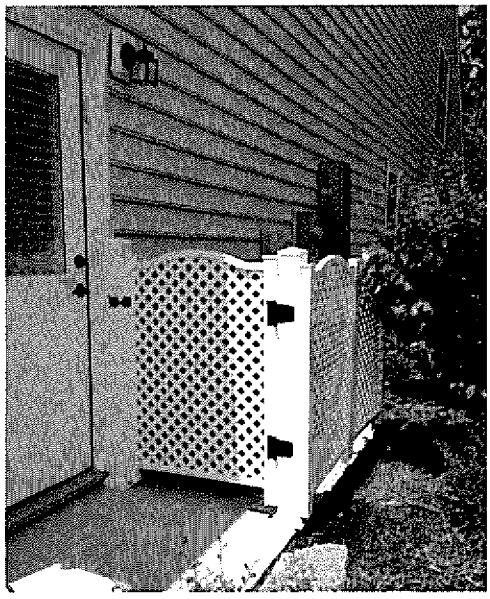
APPENDIX G

TRASH SCREENS and EXTERIOR STORAGE







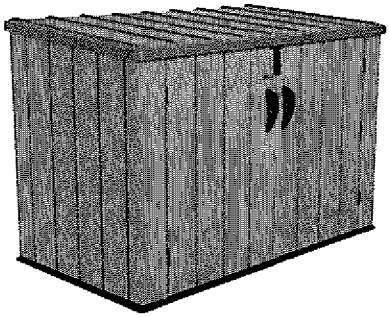


APPENDIX H

EXTERIOR STORAGE UNITS

- Exterior Dimensions not to exceed 75.2"L x 42.5"W x 52"H
- Installed only on rear elevation wall of home against the home's exterior wall
- Shall not be visible from street view
- Shall be in muted neutral colors only
- Shall be in closed position when not in use

Exterior Storage Unit Example:



WITNESSES:

By: Adrienne S. Rowlen
Name: Adrienne S. Rowlin

By: Jean M Barraclough
Name: Jean M Barraclough

MALIND BLUFF HOMEOWNERS ASSOCIATION, INC., a South Carolina Non Profit Corporation

By: _____ (L.S.)
Name: Tonja K Flanagan
Title: Board President

STATE OF SOUTH CAROLINA)
)
COUNTY OF Beaufort)

ACKNOWLEDGMENT

I, Billy B King III, Notary Public for the State of South Carolina, do hereby certify that the above-signed authorized signatory for MALIND BLUFF HOMEOWNERS ASSOCIATION, INC. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn and subscribed before me this
12th day of May, 2023.

_____ (*SEAL*)
Notary Public for South Carolina
My Commission Expires: 05/20/2024

BILLY B KING III
NOTARY
PUBLIC
SOUTH CAROLINA