

EXHIBIT "A"

Heritage Lakes Rules

1. No building, fence, other structure or landscaping element shall be erected, placed or altered on the property without prior approval from the Architectural Review Board. No temporary structures of any kind are permitted.
2. No domestic animals, livestock, live fowl, horses, goats, swine or exotic animals of any type shall be kept or housed on the Property, except household pets, and no animals of any type shall be bred or raised for sale.
3. No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood.
4. No bicycles, trailers or boats shall be stored on any lot of dwelling outside an enclosed structure. No boat or other vessel in excess of 18' shall be kept or stored on any residential Lot or Dwelling, and boats 18' or less shall be screened in such a way that they are not visible from the street. No recreational or other vehicles larger than a standard pickup truck or van will allowed to park overnight on any residential Lot or Dwelling. Temporary variances can be made with written approval from management.
5. No trash, junk, stored materials, wrecked or inoperable automobiles or similar unsightly items shall be allowed to remain on any Lot or Dwelling outside an enclosed structure.
6. Property must be maintained in an orderly and neat fashion. The home exterior and driveway should be clean and the yard should be properly maintained.
7. Window treatments should be curtains, drapes or blinds. No flags etc.
8. No fuel tanks or similar storage receptacles may be exposed to view. The ARB reserves the right to approve the size and location of any garbage receptacle along with the appropriate screening.
9. No hunting of any kind will be permitted on the property. Fishing will be allowed only for owners and their guests and at their own risk.
10. Swimming is not allowed in the lagoons.
11. Nothing is to be discarded into the lagoons.
12. No motorized vehicles or motorized boats and are permitted for use on any body of water located within the common property.
13. No television antennas, radio antenna, satellite receivers or other similar devices may be placed upon the property without prior approval from the ARB.
14. For Sale signs and security system signs are the only signs that are permitted in the community. All other signage will require the approval of the ARB.
15. No large trees measuring six (6") inches or more in diameter at a distance of four (4') feet above ground level may be removed without written approval from the ARB. No trees of any size may be removed from the wetlands or common areas.

16. Construction sites shall be maintained in a clean and uncluttered condition, and construction may not commence before 7:00am or be continued after 7:00pm Monday through Friday, 8:00am to 5:00pm on Saturday and is not permitted on Sunday. Interior construction, which is not audible outside of the building, is not so restricted in this section.
17. Parking is permitted on driveways or in the street only. Overnight parking is not permitted on the street. Parking on private lawns or common grounds is not permitted.
18. No cars, trucks, ATV's, or off road vehicles are permitted on common grounds.
19. Golf carts are allowed in accordance with South Carolina law.
20. Mailboxes must be in compliance with ARB guidelines.
21. The Board of Directors has the authority to enforce these and any other rules that they feel are necessary to the well being of the property.

EXHIBIT "B"

HERITAGE LAKES

ARCHITECTURAL REVIEW BOARD GUIDELINES

FOR

EXTERIOR CHANGES, ADDITIONS OR
RENOVATIONS TO EXISTING RESIDENCES

JUNE 2014

HERITAGE LAKES

ARCHITECTURAL REVIEW BOARD GUIDELINES

REVIEW

Review of specifications for additions, renovations, alterations or changes to structures and landscaping and decisions thereof are solely determined by the Heritage Lakes Property Owners Association.

LIABILITY

The Board assumes no liability as to the adherence to building codes as that remains the sole responsibility of the owner, along with the architect and builder.

GUIDELINES AND PROCEDURES FOR RENOVATIONS/ADDITIONS

GENERAL REQUIREMENTS

1. The property owner is the ultimate responsible party.
2. Adherence to plans as they are submitted and approved is required. Revised plans clearly showing changes (use highlighter or colored pen) must be submitted and approved prior to on-site changes being made.
3. Work is to be performed Monday through Saturday from 7:00 a.m. to 7:00 p.m. Work is not permitted on major holidays or Sundays. It is the responsibility of the owner/ contractor to see that this is followed.
4. The project site is to be kept in good appearance at all times. The entire area is to be free of debris at the end of the day and the street must be kept clean. No dumping or burning is permitted. Cost of repairs and maintenance to off-site areas damaged in the construction process are the responsibility of the owner.
5. Store all materials on the building lot – not on adjacent property. Access to building site by means of adjacent property is not permitted. Permission to use privately owned property must be obtained in writing from the owner and a copy provided to the ARB. Any damage must be repaired to its original condition.
6. Vehicles may be parked on one side of the street so long as traffic is not interrupted. Emergency vehicle access must be maintained at all times. All speed and traffic regulations of Heritage Lakes are to be obeyed.
7. No fishing or hunting by construction workers is permitted. No pets of construction workers or any person associated with the job shall be allowed.

PLAN SUBMISSION PROCEDURES

1. The ARB Application is to be completed in its entirety and signed by all parties.
2. A site plan will be required for any renovations that extend outside of the original house area. Tree removal, if applicable, must be indicated on this site plan.
3. Submit appropriate submittal fee and deposit.
4. Submit color samples on actual material, even if colors will match the existing structure.
5. Owner/contractor plans may be presented. Architectural drawings are not required.
6. A landscape plan is required
7. **Any changes without ARB approval will result in heavy fines.**
8. If a portable toilet is required it must be located in the backyard. If a dumpster is required it must be located on the driveway. The site must remain clean at all times.
9. A final inspection is done when all work is completed.
10. ARB approval is good for six months from date the approval is granted.

FEES REQUIRED

Submittal Fee

Any project over \$5,000 in cost - \$50

New House - \$100

Compliance Deposit

Any addition project over \$5,000 - \$500

Any addition project under \$5,000 - \$300

New Home - \$5,000

Checks are to be separate and made payable to Heritage Lakes HOA. Submittal fee is due upon submission of plans and Deposit is due prior to start of construction.

DESIGN GUIDELINES (use scale of ¼" = 1') (See Section 6.1 of the Covenants)

- A. Garage
 - 1. No carports are permitted.
 - 2. A second story over the garage is permitted provided the garage is attached to the house.
- B. Color Selections
 - 1. ARB written approval of color selections is required prior to painting or staining. This includes re-painting or re-staining of a house the same color.
 - 2. Samples on actual material are required for color approval
- D. Roofing
 - 1. ARB requires a sample of the roofing material along with type and manufacturer.

LANDSCAPING

- 1. Any changes to the landscaping must be submitted for approval by the ARB. This includes the addition/removal of trees on the property.
- 2. Every property owner is responsible for preventing the development of any unclean, unsightly, or unkempt conditions of buildings, or yards which will reduce the beauty of the neighborhood.

GENERAL PROCEDURES AND GUIDELINES FOR MISCELLANEOUS ITEMS

ANTENNAS

- 1. The antenna device is not to be visible from the front of the dwelling. Every effort should be made to minimize the impact on neighbors, and amenities, while allowing the property owner the reception that is needed. Approval by the ARB is required.
- 2. Satellite dish is to be 36 inches or less in diameter.

AWNINGS

Retractable awnings may be installed on the rear of residences with ARB approval. Awning color should be compatible with the exterior colors of the house.

BASKETBALL BACKBOARDS

A single portable backboard may be installed at a residential home site, without need for an ARB permit, provided the following guidelines are met:

- 1. Backboards made of transparent plexiglass or with muted neutral colors are preferred. Bright (red, orange, etc.) stripe accents are not permitted.
- 2. The responsibility for the continued general appearance, maintenance and upkeep of the basketball backboard and surrounding area is the responsibility of the respective property owner.
- 3. Location for a permanent backboard must be approved by the ARB.
- 4. The ARB reserves the right to require adherence to the above guidelines that, in its sole judgment, have not been followed.

CLOTHESLINES

Exposed clotheslines are prohibited. Laundry, towels or clothing may not hang on balcony or terrace railings.

COLOR SELECTIONS

1. ARB approval of color selections is required prior to installation. Painting or staining may not take place until this approval is received. This includes re-painting or re-staining of a house the same color.

EXTERIOR LIGHTING

Exterior lighting may be provided to illuminate driveways, walkways and entryways, or to highlight landscaping features. Such lighting, however, shall be of low intensity and shall comprise a limited number of fixtures. General illumination of the exterior of the house is not allowed.

All exterior lighting and interior lighting visible from the exterior, shall be installed so as not to disturb neighbors, street traffic. Higher intensity lights are allowed when they are coupled with an alarm system provided they are illuminated only when the alarm is activated, and then only for a limited time period.

FLAGPOLES AND STATUARY ELEMENTS

1. Statuary elements are normally permitted only in the rear of the residential lot and within established building property line setback guidelines. Bright or glittering objects shall be completely screened by landscaping from view outside the lot. All plumbing and electrical fixtures associated with statuary elements also shall be adequately screened.
2. Flag or banner poles are usually permitted only in the rear of the lot and not within 20 feet of the property line, with a maximum height of 20 feet above natural grade. The American flag may be displayed in the front of the house.
3. No more than 6 reflectors are permitted at the roadside and none anywhere else on the property.
4. The ARB reserves the right to require adherence to the above guidelines that, in its sole judgment, have not been followed. The ARB also reserves the right to require a flag or banner be removed if considered a nuisance.

MAILBOXES

1. The color of the mailbox is black and is determined by the Heritage Lakes POA and is the standard color for all mailboxes within Heritage Lakes.
2. No other color or type of mailbox is allowed in Heritage Lakes.
3. Maintenance and repair of the mailbox is the responsibility of the property owner.
4. Mailbox specifications are given at the end of this booklet.

SIGNAGE

1. For Sale signs and security system signs are permitted.
2. All other signage requires the approval of the ARB.

RAIN BARRELS

Each home is permitted to have up to two rain barrels on their property. These barrels must be placed behind the home or behind the midpoint of the side of the home. The barrels must be a neutral color, and must be screened from view.

ROOFING

1. ARB requires a sample of the roofing material along with type and manufacturer.

SPEAKERS

Exterior speakers are permitted in the rear yard only. Such speakers should not become a nuisance to neighbors at any time.

HURRICANE SHUTTERS

Hurricane protection devices are to be compatible with and complement the exterior of the residence. Sample of the material, color and product literature are required by the ARB for approval. All hurricane shutters may be installed at the time a hurricane warning is issued but must be removed within ten (10) days of the warning being lifted.

TREE REMOVAL/TRIMMING/REPLACEMENT

1. Any tree 6" in diameter at 4' off the ground requires ARB approval prior to removal. All debris must be removed by the tree contractor
2. Trimming of trees does not require a permit.

PLAY YARDS AND PLAYHOUSES

The ARB requires an application and approval for the installation of play facilities on a residential home site and the following guidelines are met.

1. An aesthetically pleasing playhouse may be placed in the rear yard of a residence provided it is not visible from the street.
2. Maintenance of play set by the owner is required.

GAZEBO & LANAI

1. ARB approval is required.
2. The gazebo is to be compatible with the design of the house.
3. A site plan showing the exact location and complete construction/elevation details are required with all gazebo submissions.

POOL AND SURROUNDING DECK

1. Pool equipment, including heaters, tools, and chemicals are to be located in a service yard. Underground propane tanks may be located outside the service yard but must be a minimum of 10' from the property line. Pool backwash/drain hose is to be located in such a manner as to assure that water remains on owner's property. Pump motor location is to provide minimal noise disturbance to adjoining properties.
2. Landscaping for pool additions should compliment or enhance the existing property.
3. Swimming pools are only permitted at the rear of the residence.
4. Site plan showing the exact location is required.

HOT TUB/SPA

ARB approval is required for the installation and location of hot tubs/spas.

FENCES

1. Fences are allowed in the rear yard not closer than 10' to the front of the house. Front yard fencing is discouraged but may be approved on a case by case basis.
2. Materials allowed for fencing: wood, composite aluminum, iron, stone, brick and black or dark green chain link only. Solid privacy fencing is not allowed.
3. The maximum height of fences is 4' in the rear yard.
4. Similar structures such as driveway entrance pillars, fountains/water features, etc. should be submitted for approval prior to installation.
5. Photos of acceptable fence designs are attached at the end of this booklet.

DOCKS

Docks are only allowed on properties whose boundaries continue to the lake/lagoon. The dock shall be no closer than 20' from the property side line. No dock shall be erected on HLHOA dry land common property or designated wetlands, even if said wetlands are between residence and lake/lagoon.

A certified site plan with location of the proposed dock shall be submitted with the application. Location of the proposed dock shall be staked for onsite inspection.

Construction requirements:

1. Maximum size is 15' x 18' extending no further than 10 into the lake/lagoon.
2. Construction shall be of treated lumber and/or piling.
3. Covered docks are permitted contingent on obstruction of neighboring views. Roofing shall be shingle similar to home or tin/metal.
4. Electricity is allowed however, no floodlights are permitted.
5. Solid walls are not permitted.
6. Existing dock styles are grandfathered for the life of the dock or 2025.
7. Photos of acceptable dock designs are attached at the end of this booklet.

SCREEN PORCH ENCLOSURES

Screen porch enclosures require ARB approval.

SHEDS

Sheds are now allowed on the property by the most recent Covenant amendment. They will still need to be submitted for approval by the ARB.

1. Sheds must be located in the rear of the property but no closer than 30' from the rear property line – must meet all setbacks.
2. Shed construction must match the design and materials on the house.

GENERAL PROCEDURES

Owner/Builder/Contractor/Landscaper are to observe the Covenants and ARB Guidelines and insure that all sub-contractors do likewise.

Owner is ultimately responsible for contractor /subcontractor adherence to all Covenants and ARB Guidelines.

All work is to be performed Monday through Saturday between 7:00 a.m. and 7:00 p.m. No work is permitted on major holidays or Sundays.

FINES AND PENALTIES

The compliance deposit funds shall be retained by the ARB pending satisfactory completion of the project in accordance with plans approved by the ARB.

The ARB has the right to contract for cleanup should the contractor fail to keep the premises in proper order and retain the cost of such clean up from the compliance deposit and to contract for landscaping should the owner fail to complete according to approved plans and retain the cost of such landscaping from the compliance deposit.

The ARB has the right to assess penalties against the Owner and/or Builder for failure to construct the Project in accordance with the approved plans, or failure to comply with the rules or conditions noted herein, the Covenants and the ARB Application. Such penalties may be established and periodically modified by the ARB at its sole discretion. The following are some examples of items for which the owner/contractor may be penalized:

1. Unauthorized tree removal: any variety.

2. Construction not in accord/agreement with approved plans or **any** exterior change without prior ARB approval.
3. Violation of any sign rule, trash overflow; failure to deposit all trash in receptacles; no trash container on site; no portable toilet onsite.
4. Use of privately owned property (adjacent home sites) without having written permission from the owner and providing same to the Board.
5. Use of water or electricity from neighboring properties.
6. Use of exterior colors not approved by the ARB.
7. Failure of the owner of a completed house to maintain the house and grounds in a neat and orderly condition after completion.

ARB DECISION APPEALS

If after an appeal to the ARB, the applicant is unable to comply with the requirements of the ARB, a request for a hearing before the Heritage Lakes POA Board of Directors may be made in writing and directed to the Heritage Lakes POA.

Heritage Lakes Architectural Review Committee Guidelines

Version 8.09

Fences

Location:

Rear yard not forward of front of house

Front yard fencing is discouraged *but may be* approved case by case

Construction:

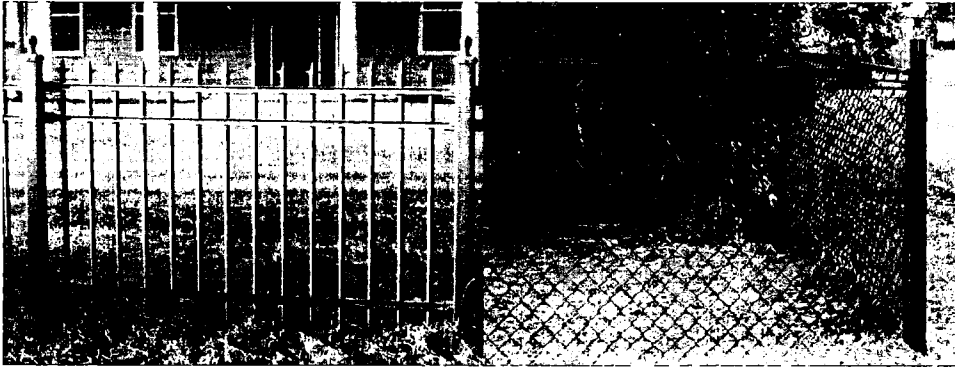
Materials allowed are wood, composite, aluminum, iron, stone, *brick*, and black or dark green chain link only

Height is a maximum of 4' in rear yard

Solid privacy fencing is not allowed

Similar structures:

Driveway entrance pillars, fountains/water features, etc. should be submitted for approval prior to installation.



Heritage Lakes Architectural Review Committee Guidelines

Docks

Location:

ONLY allowed on properties whose boundaries continue to the lake/lagoon
Dock shall be no closer than 20' from property side line.
No dock shall be erected on HLHOA dry land common property
No dock shall be erected on designated wetlands, even if said wetlands *are between residence and lake/lagoon*

Construction:

Maximum size is 15' X 18' *extending no further than 10' into lake.*
Construction shall be of treated lumber and/or piling
Covered docks are permitted contingent on obstruction of neighboring views
Roofing shall be shingle similar to home or tin/metal
Electricity is allowed however no flood lights are permitted
Solid walls are not permitted
Bulkheads are permitted with ARB approval
Existing dock styles are grandfathered for the life of the dock or 2025

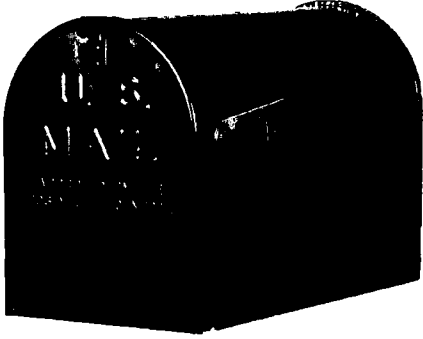
Note:

Certified plat with location of proposed dock shall be submitted with request. Location of proposed dock shall be staked for onsite inspection

Examples:



Heritage Lakes Mailbox Specifications



Mailbox size: 11.25 x 15 inches - black



Mailbox post color: Valspar Kabuki Clay #3003-8c



Cap for top of post

EXHIBIT "C"

Heritage Lakes Fine Schedule

In order to help enforce these regulations, the Heritage Lakes POA has developed a fining system for ACC and rules violations as follows:

1. Owner is notified of the infraction and given fourteen days to make correction.
2. A fine of \$25.00 is levied after fourteen days if no correction is made.
3. An additional fine of \$50.00 is levied after twenty-one days if no correction is made.
4. An additional fine of \$75.00 is levied after twenty-eight days if no correction is made.
5. An additional fine of \$100.00 is levied after thirty-five days if no correction is made.
6. Fines will continue to accrue at \$150.00 every two weeks after 35 days with no correction.
7. Fines for work orders shall be levied in accordance with the outline in the ACC Guidelines and shall not be subject to the escalation as above.
8. In the event of a serious or dangerous infraction, the POA Board has the right to levy a fine in a higher amount as they deem appropriate.

All fines will be placed directly on the owner's account and will be treated as any other balance due. (i.e. could incur late fees, legal fees or even cause a lien upon the property if unpaid). Fines incurred by the tenant are the responsibility of the owner and will be billed to the owner's account.

Procedure of appeal will be as follows:

If an appeal is requested, it must be made within 7 days of receiving your first notification to the Community Property Manager

The Property Manager will schedule the appeal on the next scheduled POA Board meeting, where they will rule on the appeal. A detail for the reason of appeal must be made in writing.

Appellant will be allowed to attend the POA Board meeting to present their case. Fines will be held in abeyance until the POA Board hears the appeal. If appeal is granted, fines will be abated. If appeal is denied, fines will begin as scheduled above from appeal date or from such date as set by the POA Board.

Our purpose is not to impose a hardship on any owner, but to have a standardized procedure for rules enforcement.