

ASHTON GLENN

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

February 2006

Purpose of the Guidelines

Ashton Glenn is a planned community with a traditional character. A consistency of design standards will aid in creating a greater feeling of neighborhood continuity and stronger visual appeal. The result of a controlled planned neighborhood is higher property values. These guidelines are not meant to restrict creativity of design or to limit individual character. The Architectural Control Committee (ACC) has been established to aid in this process.

Homeowners' Responsibility

It is the responsibility of the homeowner to **READ** and **COMPLY** with the "Declaration of Covenants, Restrictions, and Easements for Ashton Glenn Homeowners Association". A copy of this declaration was given to the homeowner at closing.

The Review Process and Requirements

Prior to any additions or alterations to the existing home or lot, the homeowner is required to submit plans to the ACC for review. These plans are to include the following:

- A plat plan showing what is planned
- A floor plan if an addition is requested
- All elevations if an addition is requested
- Specifications (written and/or pictorial) of all materials to be used
- Color selection of all materials to be used

Upon review by the ACC, a letter will be sent to the requester either approving the request or requiring additional information. This reply by the ACC must be made within 30 days after receiving the request or the requested project is automatically approved.

Landscape

It is the purpose of this development to establish a well-landscaped community with a mature and natural appearance. Existing trees may be removed with approval from the ACC but must be replaced with a mature tree. All landscaping shall be maintained in a healthy state and if necessary, be replaced with the same or compatible material.

Ashton Glenn ACC Guidelines – Page 2

Site Improvements

All patios and walks on grade shall be concrete or brick pavers. Asphalt is not permitted.

Widening of driveways is permitted providing the widening is not greater than the width of the garage and is a straight edge from garage to curb. Material to be concrete, brick or flagstone.

All refuge containers and air-conditioning equipment are encouraged to be screened with either natural landscaping or fencing. If fencing is used, picket, lattice or closed construction types will be permitted adjacent to the house. The fence should be no more than forty-eight inches (48") high. The material for both fences and lattice should be constructed of a durable material.

Exterior wall-mounted lighting should be selected to reflect the traditional appearance of the house design.

Lot owners are responsible for the installation of grass on lake banks and drainage ways adjoining their lots. They are also responsible for maintaining the grading of the drainage ways to allow for proper drainage for which the drainage was designed.

Fencing guidelines – *All plans must be approved by the ACC prior to construction*

Only open-construction, white vinyl picket fences are allowed

Height shall not exceed forty-eight inches (48")

Maximum width of pickets is four inches (4")

Maximum spacing of pickets is four inches (4")

Fences shall not be installed in drainage easements unless approved by the ACC

Fences shall be located in the rear and sides of the home only

Fences shall not obstruct neighbors' view

Satellite dish antennas are allowed as long as they do not exceed eighteen inches (18") in diameter. *The placement or location must be approved by the ACC.*

Storage sheds are not permitted.

All structures shall not significantly obstruct a neighbors' view.

Above ground swimming pools are not permitted.

Garbage cans may be concealed by an ACC approved screen on the side of a house – a structure no higher than 4 feet made of a white vinyl material is recommended.

Ashton Glenn ACC Guidelines – Page 3

Color Changes

Color changes of existing structures must receive prior approval from the ACC. In general, colors allowed will be earthen tones, white or Williamsburg Blue, and must complement and blend with existing colors of surrounding tone.

Future Additions and Development

All site development and house additions must comply with all design criteria. All such work must be presented to the ACC for approval prior to proceeding with construction.

Construction of Additions

Building sites must be maintained in as neat and orderly a fashion as possible. Materials stored on-site should be stored in such a manner as not to create an eyesore. The site should be cleaned frequently to avoid debris from piling up. It shall be the owners' responsibility to repair and restore any damage done to the common property, roads, curbs, landscaping, trees and any other damage done to others property by the contractor or any other person involved in the construction.

Building Codes

Any and all additions, alterations, or other improvements to the property must be in compliance with the building codes and requirements of Horry County and any other body having jurisdiction in the state of South Carolina. It is the homeowners' responsibility to ensure that all codes and requirements are met.