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Olde Park Homeowner's Association, Inc.

ARCHITECTURAL AND LANDSCAPING DESIGN STANDARDS for OLDE PARK

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Cross reference to:

Declaration of Covenants, Conditions, and Restrictions for Olde Park dated April 19, 2000 and recorded Book K-346 at page 001, as supplemented by the Supplement to Declaration of Covenants, Conditions, and Restrictions for Olde Park recorded in Book F-354 at page 245, as further supplemented by the Supplement to Declaration of Covenants, Conditions, and Restrictions for Olde Park recorded in Book U-369 at page 325

Certified by:

Olde Park Homeowner's Association, Inc.

A South Carolina nonprofit corporation

By: 

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Its: Attorney

Olde Park

ARCHITECTURAL AND LANDSCAPING DESIGN STANDARDS

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- Exhibit C: Suggested Plant Materials List
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- Forms Packet

Olde Park Architectural Review Board
ARCHITECTURAL AND LANDSCAPING DESIGN STANDARDS

1. Overview.

1.1. The Standards. Olde Park is a residential neighborhood on Mathis Ferry Road and Hobcaw Creek in the Town of Mount Pleasant, Charleston County, South Carolina.

The following Architectural and Landscaping Design Standards (the “Standards”) have been developed to aid homeowners, architects, builders, and landscape architects in the understanding of what the Olde Park neighborhood is to be, and how to accomplish the goals of the development as a whole. The residents of Olde Park can respond to the natural environment by encouraging quality, respect for the land and attention to detail, by creating a traditional theme and consistency in improvements. By so doing, the serenity and beauty can be preserved and the property values can be protected and enhanced. In this regard, these Standards are intended to provide direction to lot owners, architects, builders and the design team in the planning, design, and construction of their residences.

Further, these Standards are established to be used in harmony with the covenants, restrictions and codes that are noted on deeds, plats, and the Declaration of Covenants, Conditions and Restrictions for Olde Park. The provisions of these Standards shall not be construed as absolute rules binding on the Olde Park Architectural Review Board (ARB), as they may not contain all building uses, materials, easements, setbacks, deed restrictions, etc. which may apply to each individual lot. Therefore, each property owner and builder should familiarize themselves with the various applicable codes and building regulations.

1.2. Authority. These Standards were initially established by GR, LLC (the “Declarant”) pursuant to the Olde Park Declaration of Covenants, Conditions and Restrictions. Any capitalized terms in these Standards not defined herein shall have the same meaning as more specifically set out in the Olde Park Covenants, Conditions and Restrictions (as defined below). The Declarant control period is over, and these Standards are now maintained and promulgated by Olde Park Homeowners Association, Inc. (the “Association”)

These Standards are in addition to the Development Standards established by the Olde Park Homeowners Association, Inc.

These Standards shall be administered by an Architectural Review Board (“ARB”) consisting of a minimum of four persons appointed by the Board of Directors for the Association. Prior to commencing the preparation of Final Plans, it shall be the responsibility of each Lot Owner to obtain from the ARB the most current version of these Standards (and all amendments hereto). All Final Plans shall be prepared in compliance with the most current version of these Standards (and all amendments hereto) that have been promulgated by the ARB as of the date Final Plans are submitted to the ARB.

1.3. Applicability to Lots. As to any platted Lot in Olde Park (hereinafter referred to as “Lot”) sold to builders or consumers, no Improvements may be commenced, erected or

maintained until the ARB has given its written approval of Final Plans under Paragraph 3.4. below, and given its written Approval to Commence construction under Paragraph 3.5. below, pursuant to these Standards, including any amendments or revisions hereto in effect on the date such Final Plans are submitted to the ARB.

These Standards shall apply to all such Lot Owners and builders at Olde Park, and any reference herein to an "Owner" shall also apply to the Owner's builder and subcontractors.

1.4. Advisory Design Professionals. The ARB may retain an architect and/or other design, landscaping and construction professionals to advise it in the plan review and approval process. Lot Owners and builders may wish to consult with these professionals on a preliminary, informal basis with questions about the design intent of these Standards and their application to the overall design or design features of individual houses and landscaping. Since these professionals will be advisors only, their views and opinions will be considered by, but will not be binding on, the ARB.

1.5. Definition of "Improvements". The term "Improvements" shall mean and include any and all man-made changes or additions to a Lot, connecting to, or appurtenant to, a Lot, including but not limited to, the location, materials, size and design of all buildings (including any exterior devices attached to or separate from buildings, such as heating and air conditioning equipment, solar heating devices, antennae, satellite dishes, clothes lines, etc.), storage sheds or areas, piers, mooring posts, boat lifts, docks, boat slips, boathouses, roofed structures, parking areas, fences, "invisible" pet fencing, pet "runs", lines and similar tethers or enclosures, walls, landscaping (including cutting of trees), hedges, mass plantings, poles, driveways, ponds, lakes, changes in grade or slope, site preparation, swimming pools, hot tubs, Jacuzzis? tree houses, basketball goals, skate ramps and other sports or play apparatus, signs, exterior illumination and changes in any exterior color or shape. The definition of Improvements includes both original Improvements and all later changes to Improvements. However, the definition of Improvements does not include the replacement or repair of Improvements previously approved by the ARB, provided that such replacement or repair does not change exterior colors, materials, designs or appearances from that which were previously approved by the ARB.

1.6. Philosophy. These Standards have been developed to implement the design philosophy of Olde Park. Specifically, to blend structures and resident lifestyles into a harmonious and aesthetically pleasing residential community while placing a strong emphasis upon the preservation and enhancement of the natural beauty of Olde Park. These Standards are intended to provide direction to Lot Owners and builders in the planning, design, and construction of their residences. The purpose of these Standards is to create a theme and consistency in Improvements with an emphasis upon quality of design and compatibility among all Improvements. No one residence, structure, or other Improvement should stand apart in its siting, design, or construction so as to detract from the overall environment or appearance of Olde Park.

2. Design Standards. The statements and Standards in these Standards shall be explanatory and illustrative of the general intent of the development of the Lots and are intended as a guide to assist the ARB in reviewing preliminary plans, the Final Plans and other submittals. The provisions of these Standards shall not be construed as absolute rules binding on the ARB.

The ARB may issue changes to these Standards from time to time due to changing requirements of governmental agencies and financial institutions; due to the evolution of the state of the art of community planning and development; due to changes in technology including changes in materials; and, due to other considerations as determined by the ARB.

2.1. Architectural Theme. Olde Park is a residential neighborhood designed in response to the environmental and cultural heritage of the land. The developers of Olde Park believe that it is appropriate for the residences planned and built here to reflect the heritage that recalls the elegance, simplicity, and grace of the 18th, 19th and 20th-century architecture of the Low Country. Such building styles as Federal, Plantation Revival, Traditional Low Country, Greek Revival and Georgian Colonial will be considered as appropriate, properly site adapted for the Olde Park setting. The purpose of these Standards is to create a theme of consistency in improvements with an emphasis upon quality of design and compatibility among all improvements. No one residence, structure or other improvement should stand apart in siting, design or construction as to detract from the overall appearance of Olde Park. Through the faithful adoption and enforcement of these Standards, Olde Park will be assured of the values and traditions that this land so respected.

2.2. Buildings.

2.2.1. Dwelling Types. Each Lot may contain only one detached single-family private dwelling and an attached side-loaded private garage (unless the ARB in its sole discretion permits, in writing, front-loaded garages or detached garages) and only such other accessory structures as approved by the ARB.

2.2.2. Dwelling Size. The square footage requirements set forth below are for enclosed heated floor area and are exclusive of the areas in heated or unheated basements, vaulted ceiling areas and attics, unheated porches of any type, attached or detached garages, and unheated storage areas, decks and patios. "Waterfront" Lot as used in these Standards shall mean a lot which fronts upon Hobcaw Creek.

Any dwelling erected on a lot shall not contain less than the following square feet:
 Lots #1 – 92: 2,500 Square Feet
 Lots #93 -114: 3,000 Square Feet

Notwithstanding the foregoing requirements, the ARB shall have the right, in its sole and absolute discretion, because of restrictive topography, lot dimensions, unusual site related conditions or other reasons (as determined solely by the ARB) to allow variances of up to ten percent (10%) of such minimum square footage requirements by a specific written variance.

2.2.3. Maximum Height. The maximum height for a house may not exceed the lesser of the (a) currently adopted Mount Pleasant building height restrictions of the Town of Mount Pleasant, or (b) thirty-six (36) feet.

2.2.4. Ceilings. Interior ceiling heights shall be a minimum of nine (9') feet on the first (street grade) floor, and, if possible within applicable Mount Pleasant height limitations, eight (8') feet on the second floor for two story homes.

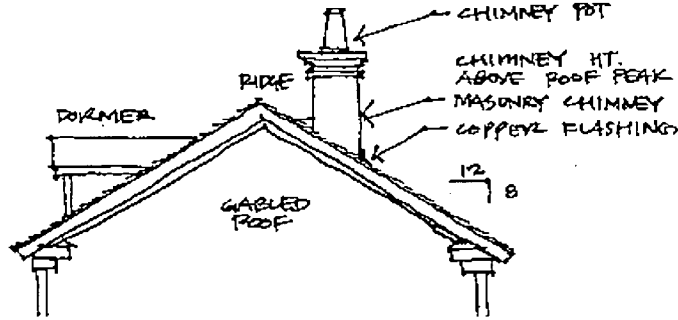
2.2.5. Garages. Every house shall have an attached garage for not less than two (2) vehicles. Garage doors are required, and may not face the front elevation street unless a variance is approved by the ARB in writing, in its sole discretion, which approval will be given only where particular hardship would otherwise result because of Lot size, configuration, topography or other circumstances deemed sufficient by the ARB. All interior walls and ceilings of garages must be finished. Carports are not allowed. All ducts, pipes and wiring in garages shall be concealed from view above the level of the finished ceiling. For side loading garages, use of landscaping, a wall, fencing or a combination of these elements must provide adequate screening. Unless the ARB otherwise allows, in its sole discretion, the garage turnaround area must provide for a minimum of twenty-six-foot (26') back up distance, with an additional three-foot (3') buffer between the edge of the driveway and the property line (total minimum of 29'). Driveway slope should not exceed a 12% grade.

2.2.6. Porticos / Entries. Covered entries, porticos, front porches were very dominant in the historic design setting. Hence, porticos integral with the main house present a formal, simple elegant arrival and are encouraged. Likewise, columns and handrails of compatible traditional detailing are a historic and proper detail element to the entrance. Cornices, exterior trim and authentic detailing will be reviewed as well. Detailing around window and door openings should be reviewed and presented on the elevations. A cut sheet on the entry door and surround must be provided. Also, to be considered will be exterior lighting adjacent to the front porch. A cut sheet of the fixture selection must be provided for exterior lamps.

Only rear porches may be screened and should be detailed with columns that appear to have existed first, then screened later. Metal columns are discouraged. All columns should be of proper entasis or curvature to the historic theme.

2.2.7. Façade Treatments. The Olde Park neighborhood can best be envisioned as having a Low Country influence. Unique variety is encouraged on façade treatments; a balanced, historic emphasis is to be placed on building details, massing and proportions. Symmetry is encouraged to provide a simple and elegant arrival elevation. Detailing should be consistent with the order on all elevations and structures. Materials on the main body of the structures should be of similar materials with no veneers of two or more materials. Careful detailing should be considered when two or more materials are introduced onto a façade design.

2.2.8. Roofs. As the roof profile is of great importance to the traditional historic theme, the main structure pitch or slope should not be less than 8:12 unless otherwise approved by the ARB. Porches, breezeways, and other secondary structures may be less. As gable, hip, and gambrel roofs were the order, flat roofs (less than 1:12) are only acceptable when used to create the period character. Dormers and other historic roof elements are encouraged providing the proportions are in keeping with the design proposed.



Roofs and roof pitches should be in proportion to the overall size and shape of the house. Acceptable roofing materials are natural or manmade slate, tile or minimum twenty-five (25) year warranty, variegated color, architectural (sculpted) style, composition (fiberglass) shingles. All specific roof materials to be used must be approved in writing prior to commencement of construction. Standing seamed metal roofs may be an acceptable material as determined on an individual basis at the sole discretion of the ARB. In the event that a metal seamed roof is approved, the lot owner shall be required to paint said roof a color from the approved ARB list. Acceptable colors include Dark Bronze, Matte Black and Slate Gray. Other variations of these colors may be considered by the ARB, whose approval shall be at its absolute and sole discretion. Unpainted copper standing seamed roofs shall be considered on an individual basis at the absolute and sole discretion of the ARB. Roof vents, roof power vents, plumbing vent pipes and skylights will not be permitted on roofs visible from any street, unless approved in advance in writing by the ARB. Roof vents, roof power vents, rain diverters, skylight housings, plumbing vent pipes and non-copper flashing shall be painted to blend with the roof shingles, except that flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate. Any other roof treatments or features (i.e., ridge vents) shall be so noted on the architectural plans and approved by the ARB. Exposed rafter tails and unpainted or stained soffits and trim will not be approved.

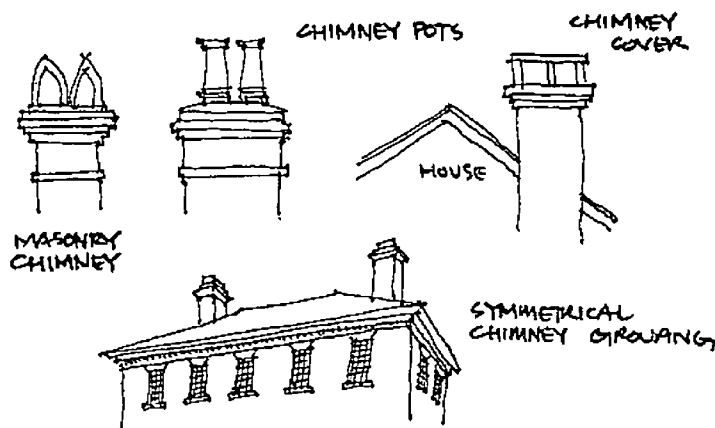
2.2.9. Exterior Materials and Colors. Exterior materials should be brick, stucco, wood, or cement fiberboard, all as approved by the ARB. Exterior Insulation Finish Systems (EIFS) materials will not be permitted. Use of vinyl siding will not be allowed nor will a mix of vinyl and other allowed materials. Vinyl, however, as approved by the ARB will be allowed for fascia, soffits, windows and shutters. Vinyl windows must be of a high-quality grade as determined by the ARB. Horizontal siding (wood and cement fiberboard) as approved by the ARB must be fully back supported to maintain a straight and even outer surface, and must be fully and properly finished. Natural weathering of exterior wood materials is not desired. Imitation or brick-like materials are generally not approved, and may be used only upon prior written approval by the ARB.

The exterior colors and materials used on a house should blend together to create a harmonious whole and color schemes are subject to the approval of the ARB. To this end,

samples of proposed exterior materials and colors must be submitted as part of the Final Plans. Trim colors should not contrast strongly with the exterior wall color. The color of a masonry foundation should generally blend rather than contrast with the exterior wall color. Dark trim colors will not be approved.

2.2.10. Porches and Decks. Porches and decks should be designed with substantial, well-proportioned railings, flooring and support posts meeting building code requirements. The size and design of porches and decks should be architecturally compatible with the house. Porch and deck support columns constructed of masonry shall be 12" x 12", and porch and deck support columns constructed of wood shall be 6" x 8" (with base and capital detailing). Space below decks should be screened with lattice, shrubbery or other means appropriate to the house design. The finished elevation of the patio, or the floor of the uncovered deck, shall be either at or within two (2') feet of natural grade unless approved by the ARB.

2.2.11. Chimneys. Chimneys are an integral and important element of the architectural statement of the historic theme. As such, location and massing should be in keeping with that order. Interesting, appropriate and historic detailing at the chimney peak is required. Chimneys should be full foundation based and made of brick, stucco or other material approved in writing by the ARB, and of a design, location and material appropriate to the house. Metal flues and wood chases are not recommended for use in Olde Park. If approved by the ARB in its sole discretion, a metal flue must be installed with an appropriate shroud.



2.2.12. HVAC Equipment. No air conditioning or heating apparatus shall be installed on the ground in front of, or attached to any front wall of, any residence on a Lot. Air conditioning or heating apparatus shall be screened from view from the street by landscaping and/or fencing. Suitable fencing shall be four (4') feet high with lattice, louvers or brick lattice and a design acceptable to the ARB. HVAC screening proposal must be submitted with Final ARB approved plan set. The following is a list of recommended size, type, and number for HVAC screening:

<u>Plant</u>	<u>Size</u>	<u># Needed</u>
Dwarf Burford Holly	7 gallon	5 to 7
Yaupon Holly	7 gallon	5 to 7

Cleyera	7 gallon	7 to 9
Wax Myrtle	7 gallon	7 to 9
Ligustrum	7 gallon	5 to 7
Sweet Viburnum	7 gallon	5 to 7
Anise	7 gallon	5 to 7

Evergreen plants not listed above may be submitted for consideration by the ARB on a case-by-case basis.

2.2.13. Attachments, Satellite Dishes and Antennas. No permanent attachments of any kind or character whatsoever (including, but not limited to, television and radio antennas, solar energy-related systems, satellite or microwave dishes or similar improvements) shall be made to the roof or exterior walls of any building or otherwise placed or maintained on any Lot unless such attachments or devices are approved in advance in writing by the ARB. An owner generally may have one receiving satellite dish or disc not to exceed twenty-four inches (24”) in diameter. Any such devices approved by the ARB shall be located in the rear and shall not be visible from the street. Lightning rods may be considered for approval at the sole discretion of the ARB.

2.2.14. Windows and Shutters. Windows should generally be the same type and style all around the house. Thermal pane windows are preferred, and exterior storm windows generally will not be permitted. Operable shutters are encouraged, should fit the proportion and shape of the windows and, when used, should be located at a minimum on all elevations visible from the street. Unless specifically waived in writing by the ARB, all windows and doors shall have caps of soldier course brick, jack arches, wood caps or other approved decorative treatment and no running bond brick will be permitted over any door or window of any elevation. No window or door casing or decorative treatment shall abut any frieze board. All front windows must be simulated or true divided light windows, which reflect the period detailing, and character of a traditional residence. Windows of vinyl clad will be considered upon submittal of actual window cut sheet or window samples. Green house designs will be discouraged due to their contemporary design.

2.2.15. Mailboxes and House Identification. All mailboxes and newspaper boxes must be of a matching standard color, size and design as approved by the ARB or as provided by Declarant and may be installed only in a location approved by the ARB. Mailboxes will be reviewed for location relative to the residence.

House numbers may be displayed on buildings or mailboxes only as approved by the ARB. Each home shall be identified by numerals to coincide with the 911 numerical listing. Review applicable ordinances requiring posting and location prior to selecting location on the residence. All numerical posting will require ARB approval.

2.2.16. Electric Transformers and Refuse Containers. All existing and/or new electric transformers, cable and telephone boxes, and all refuse containers stored outdoors must be screened from view by methods and with materials approved by the ARB. CATV coaxial may not be run on exposed exterior surfaces. Builders must consult with applicable service or utility providers prior to planting near or around the transformers. Generally, the ARB will require

utility meters and/or boxes within view of the public realm to be painted to match the home. This may be discussed on a case-by-case basis as per the home's materials. Irrigation backflow preventers and valves must be incorporated into plant beds and screened from view. Backflow preventers will in no instance be allowed within open or lawn areas, and piping must be either copper or painted brown PVC.

2.2.17. Foundations. Unless specifically waived in writing by the ARB, all foundations must be raised with a minimum two feet (2') high crawl space, and slab-on-grade foundations will generally not be permitted except for garages, patios and unheated porches. Only houses located in a flood zone shall be raised to allow for parking beneath the house unless approved by the ARB.

2.2.18. Pools, Therapy Pools and Spas. The size, shape and setting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of swimming pools, therapy pools and spas should consider the following:

1. Indoor/Outdoor relationship
2. Setbacks
3. Views both to and from the pool area
4. Wind
5. Sun
6. Terrain (grading and excavation)
7. Fencing and privacy screening
8. Respectful placement/siting based on existing neighboring homes

Pools will not be allowed outside of the Building Envelope area, except in limited circumstances as approved by the ARB. Pool decks may encroach outside the Building Envelope area if at or within two (2') feet of natural grade and no closer than ten (10') feet to any property line and the location complies with Mount Pleasant regulations. Pool and pool equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise and views. Screened enclosures of tubular design will not be approved over pools. Pool slides are not allowed unless low in vertical profile. Pump houses and filter rooms will be integrated into the landscape and compliment the home's detailing. All pools must be designed and submitted by a licensed South Carolina Architect or Landscape Architect. Additions of pools to existing landscapes must include landscape plans for treatment of the entire affected area of the property. Pools must meet all local municipal codes for safety. Where municipal codes allow less than ten-foot pool setbacks, the ARB will review each pool submittal on a case-by-case basis for appropriateness based upon the site and landscaping plan.

2.2.19. Play Equipment. Elements of a planned park or playground, swing sets and similar outdoor play areas, structures and equipment should be located where they will have a minimum impact on adjacent Lots and where they will be best screened from general public view. The types of materials allowed are subject to the approval of the ARB and the ARB reserves the right

to request play equipment be relocated if it is deemed to detract from the appearance of the neighborhood.

2.2.20. Remodeling and Additions. Lot Owners desiring to remodel existing Improvements and/or to construct additions to existing Improvements shall follow these Standards as if such remodeling or additions were new construction. All criteria governing site location, grading and excavating, structures, roofs, landscaping and aesthetics will apply to remodeling and additions to the same extent as to new construction. Possible future Improvements or additions that will be of particular concern to the ARB are skylights and solar collectors, recreational features, lighting, antennas and satellite television equipment. The afore-mentioned possible future improvements or additional shall not be visible from the street unless approved by the ARB. ARB approval is required for remodeling and additions just as it is for new construction. Renovation and addition plans must be submitted to the ARB for approval in accordance with Paragraph 2.2.20 of these Standards, accompanied by an Additions/Renovations Review Fee as delineated in the Fee Schedule, Exhibit E.

2.3. Primary View. Building Envelopes and Driveways.

2.3.1. Primary View. The location and design of each residence and all other Building Improvements should be tailored to the specific features of each Lot. The term “Building improvements” means all Improvements other than landscaping and trees; provided, the term “Building Improvements” shall include hedges and other mass plantings. All building Improvements should be sited so as to minimize disruption to the existing natural setting, including mature trees, drainage ways and the Primary View.

Notwithstanding the above, Primary Views and other view corridors from a Lot to the Olde Park Common Areas are subject to the rights of Lot Owners, the Association, and others under the terms and conditions of these Standards to construct Improvements and install landscape Improvements that might obstruct or diminish such views and view corridors. The ARB will use the Primary View concept as a guide, but not an absolute rule, when reviewing proposed Building Improvements.

2.3.2. Building Envelopes. Setback requirements are as prescribed by the Town of Mount Pleasant. The minimum setback for the front is thirty (30’) feet and the rear is also-thirty (30’) feet. The combined minimum side setback is twenty-five (25’) feet with a minimum of ten (10’) feet on one side. However, the ARB encourages a minimum of twelve and one half (12.5’) feet on each side where possible. In addition, the ARB will control the location and orientation of the house within the Building Envelope to maximize the aesthetics of the landscape.

All buildings on the Lot (including any stoops, porches, patios, terraces, etc.) and all swimming pools and similar recreational improvements must be erected within the Building Envelope established by the ARB; provided, however, that docks and piers are exempt from this Building Envelope restriction provided they are approved by the ARB pursuant to Paragraph 2.9 of these Standards.

It is not intended that an Owner design his/her residence or other Improvements so as to completely fill the Building Envelope. Designs which fit within the Building Envelope, but which in the opinion of the ARB overwhelm the Building Envelope and are therefore inconsistent with the philosophy of Olde Park will not be approved.

2.3.3. Driveways, Sidewalks and Utilities. The ARB may establish a recommended driveway location for each Lot. The ARB may also establish particular areas of the Lot in which the driveway, sidewalks, and utility lines must be located. Driveway location will vary on each Lot depending on the Lot size, shape, topography, vegetation, placement of the Building Envelope, sight distances at the entry to the public street and the location of other houses and access drives in the vicinity. Driveways and sidewalks should be curved where practical between existing trees to avoid unnecessary cutting, and to avoid a “straight shot” view to the garage, parking area or front or side doors of the house. In general, a distance equal to at least fifteen (15’) feet should separate driveways at the property line and planting acceptable to the ARB is provided between them. This will not be possible in all situations, particularly on cul-de-sac lots, fan lots, or flag lots, but should be applied wherever practical. Driveways must be constructed of a lightly brushed concrete or pre-cast concrete unit pavers, unless other material is approved for that particular Lot by the ARB.

No common driveways will be allowed unless approved by the ARB. Circular driveways will be considered on an individual basis and shall only be allowed with ARB approval.

Each lot owner will be required to pave the first fifteen (15’) feet of the driveway apron with pre-cast concrete unit pavers, as specified by the ARB as Olde Park Blend, in accordance with standard ARB approved design. Pavers shall be installed and maintained to provide a smooth crossing for sidewalks to meet ADA requirements. Driveways shall be located so as to avoid any and all street trees planted by the developer.

2.3.4. Exceptions. Variances. Although the size, shape and location of the Building Envelope and designated driveway, sidewalk and utility areas are intended to be somewhat flexible, exceptions can be made only by the ARB in writing. The ARB will consider proposed modifications only if their implementation will not result in a significant adverse impact upon the natural features of the Lot, neighboring Lots, or Olde Park as a whole. For any request for a variance exceeding ten percent (10%) of the setback established by the ARB’s Building Envelope for a particular Lot, comments from Owners of any contiguous Lots or other contiguous property in Olde Park. Will be given consideration. Notwithstanding the above, all setbacks must comply with the minimum setbacks of the Town of Mount Pleasant.

2.4. Fences and Walls.

2.4.1. Location and Design. Walls and fences should be considered an extension of the architecture of the residence and a transition of the architectural mass to the natural forms of the site. All wall and fence designs should be compatible with the total surrounding environment. Special consideration should be given to design, placement, impact and view of the wall or fence from neighboring homesites. Fences and walls should be considered as design elements to enclose and define courtyards, pools and other private spaces, provide security and relate

building forms to the landscape. Fences and walls should be run or curved where practical between existing trees to avoid unnecessary cutting. The ARB, prior to any installation, must approve the location, materials, size and design of all fences and walls in advance and in writing.

Walls should be constructed of solid masonry or wrought iron with columns, using the same materials as found in the architecture of the residence. Prefab wood, prefab brick, board-on-board, chain link or welded wire fencing will not be permitted. Wood privacy fences must have masonry columns finished in brick, stucco or stone.

Walls and fences constructed on lots that are interior, non-waterfront lots must:

- 1) be erected along the side and rear lot lines only and
- 2) conform to the ARB restrictions on removing trees.

Once one approved fence or wall has been erected on a side or rear lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. In other words, double fencing by adjoining Lot Owners will generally not be allowed on side or rear lot lines.

Fences along rear property lines fronting on common area shall conform to standard ARB approved design. The fence design on Mathis Ferry Road has been established by the ARB and all lot owners must comply with this design. Interior fencing design has also been established by the ARB and all homeowners/lot owners must comply unless a specific exception is granted by the ARB.

The ARB in its discretion may allow privacy fences (or walls that provide total seclusion) in certain areas of the community. For all Lots, privacy fences and walls which provide total seclusion generally will be allowed to enclose the unused rear Building Envelope area and remain inside the required setbacks.

Fence¹ - An enclosure or dividing “framework” for land, yards or gardens.

Wall - A “structure” which serves to enclose or subdivide a building usually presenting a continuous surface except where penetrated by doors, windows, and the like.

2.4.2. Front Yard. No fence or wall shall be erected, placed or maintained on a Lot nearer to any street fronting such Lot than the front building corner of the main dwelling constructed on such Lot. Entry columns may be considered on an individual basis at the sole discretion of the ARB

¹ Source: The Dictionary of Architecture and Constructions. (Harris Cyril M.) McGraw-Hill, Inc. New York 1975).

2.4.3. Waterfront Lots. Consistent with the Primary View provisions of Paragraph 2.2.1, no fence or wall shall be erected, placed or maintained on a Waterfront Lot which will substantially obstruct Primary Views as determined by the ARB in its sole discretion.

2.4.4. Maximum Height. Fences and walls shall not exceed four (4') feet in height unless the ARB in its sole discretion permits in writing a higher fence. The piers, columns, etc. can extend up to four feet, eight inches (4' 8") high.

2.4.5. Retaining Walls. The use of retaining walls on Lots will generally be permitted where their omission would result in excessive slopes, erosion, excessive maintenance or extensive clearing. Retaining walls visible from streets, and adjoining Lots must be constructed of, or faced with, material of a type approved by the ARB. All such walls must be designed to be structurally sound and properly drained.

2.5. Grading and Drainage.

2.5.1. Grading and Excavating. The design and development philosophy for Olde Park calls for the utilization and enhancement of the existing natural environment. The ARB is particularly conscious of site design and seeks to ensure that each residence blends aesthetically with the natural site features and existing terrain of the Lot and neighboring Lots. To help ensure compliance with this philosophy, as part of the Final Plans, a Lot Owner must submit a grading plan along with the site plan. Approval of the grading plan must be obtained from the ARB (as part of the approval by the ARB of the Final Plans) prior to moving or removing any dirt from any Lot. No grading shall be permitted on a Lot without first obtaining such authorization from the ARB.

Recommendations or requirements of the ARB with respect to grading plans may be based on individual Lot locations, terrain, soil conditions, vegetation, drainage, proposed cuts and fills, and any other conditions, which the ARB determines may bear upon the site grading for the Lot.

The creation of fill sections to artificially elevate residences will generally be disallowed. In the event of a low-lying homesite or in areas where such artificial elevation will not adversely affect views from surrounding Lots, filling to provide elevation may be acceptable.

2.5.2. Drainage. Drainage considerations for individual Lots play an important part in the ecological balance of Olde Park. Generally, each Lot should be graded such that water drainage onto adjoining Lots is avoided; slopes should be created to direct runoff to the nearest natural drainage areas or storm drainage facilities. Water runoff and control is the responsibility of each Lot Owner relative to such Owner's Lot. The water runoff shall be handled in such a manner as not to adversely affect any neighboring Lots. Particular care must be taken on Lots fronting the lakes/ponds and other amenities to protect those areas. The drainage for each Lot must comply with the master drainage plan for Olde Park and each lot must be graded to so comply.

The ARB shall have the authority, at its sole option, to require that the Final Plans for any Lot include a drainage plan for the Lot.

2.6. Erosion and Sediment Controls. During any clearing, grading and construction activities on a Lot, all run-off, erosion, and sediment beyond that which occurs in the natural, undisturbed condition of the Lot must be contained within the Building Envelope. In addition, individual trees or tree groups within the Building Envelope, which are designated for preservation, must also be protected from run-off, erosion or sediment damage. Silt fencing must be placed around the construction area and trees to be saved, and maintained throughout the construction period until final landscaping begins in earnest.

2.7. Protection of Vegetation. The existing trees at Olde Park are a prized natural amenity, which add value to the community in a multitude of ways. The Developer has exercised care to retain much of the existing vegetation in the design of the land plan and Lot Owners, their builders and contractors are expected to continue to preserve this valuable resource during the course of construction. Notwithstanding any other provision herein, no trees may be cut or removed on any Lot and no Lot may be cleared unless first approved in writing by the ARB. Owners are encouraged to save as many trees as possible on each lot and especially trees at the front, sides and rear that help form a natural canopy. Also, owners and builders need to be aware that covering of tree roots with large amounts of fill/soil can cause trees to die within two or three years. A tree survey is required for all trees over five inches (5”) in diameter, measured four (4’) feet above grade.

2.7.1. Inside Building Envelope. In the site planning and placement of a residence, consideration shall be given to preserving mature trees (as defined below) located within the Building Envelope. Equipment used for the removal of trees inside the Building Envelope shall be operated in a manner to avoid damage to vegetation outside the designated clearing area.

2.7.2. Outside Building Envelope. “Mature trees” outside the Building Envelope may not be cut down or otherwise removed without the specific written approval of the ARB. “Mature trees” for purposes of these Standards shall mean the following (and shall be measured at existing grade):

<u>Tree Type</u>	<u>Diameter</u>
Evergreen	5” or greater
Deciduous	5” or greater
Dogwoods and other Flowering trees	1 ½” or greater

Notwithstanding the above, no trees may be removed from any Lot in violation of the ordinances and regulations of the Town of Mount Pleasant. All builders and owners shall take all reasonable steps necessary to protect mature trees during construction including fencing and other types of barricades. All trees deemed significant by the ARB must be barricaded for protection as determined by the ARB. Barricades must extend, at a minimum, to the drip line of trees. Groupings of trees will be barricaded around the perimeter of the group.

Upon obtaining a Final Inspection and/or Occupancy, all trees on the lot, both existing and those added per landscape plans, become integral to the landscape of Olde Park and the individual residence. Removal of any tree, regardless of size, must be approved by the ARB in writing prior to removal. The procedure requires a written request be made to the ARB including the location, size and type of tree(s) to be removed. All trees must be marked with red flagging tape until the ARB has reviewed the request and issues a response to the request. Generally, the ARB will require the tree(s) to be replaced inch-for-inch on the property. The ARB reserves the right to require replacement on site if deemed necessary to maintain an appropriate aesthetic. These funds shall not be used for general street tree pruning and maintenance as covered by the existing HOA program (See Exhibit E: Tree Removal Form).

2.7.3. Fines for Unauthorized Cutting. The ARB shall have the authority, in its sole discretion, to assess penalties against an Owner who cuts, damages or removes any trees, shrubs or other vegetation on its Lot contrary to the provisions of these Standards. Such penalties shall be in addition to any costs charged against the Owner's Construction Escrow Deposit, if any, under Paragraph 6 of these Standards. An Owner shall not under any circumstance cut, damage or remove any trees, shrubs or other vegetation on any other Lot or Common Area property. The ARB shall have the authority, in its sole discretion, to assess penalties against any Owner who violates this rule. Penalties assessed will be due within 30 calendar days of the written ARB notification.

2.7.4. Lot, Sidewalk and Curb Protection During Construction. The approved driveway location shall be the sole access point for construction for a lot. Prior to beginning clearing and delivery of material, the roadside sidewalk shall be saw cut and removed at the location of the driveway at the sole expense of the Lot Owner. A barricade fence shall be erected to protect the sidewalk in accordance with the ARB. No parking is allowed on the sidewalk or landscape strips at any time.

Any roadside sidewalk or concrete curb areas damaged during construction shall be replaced to match the original sidewalk or curb. The Lot owner/builder of each lot will be required to remove and replace the existing roadside sidewalks, as needed, to transition the roadside sidewalk to meet the driveway flush on each side of the driveway. Sidewalk transition shall not exceed a slope of five (5%) percent. The ARB recommends that each Lot owner/builder photograph the existing condition of the roadside sidewalk, curb and road area that fronts the Lot prior to any construction activity.

2.8. Maintenance of Natural and Introduced Vegetation or Landscaping. Each Owner is responsible for maintaining in a healthy condition all natural and introduced vegetation on its 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. This is typically prior to, or at the end of, the growing season for that vegetation type. Maintenance of plant materials and landscaping required of the Owner includes all planting beds, trees, shrubs, flowers, ground cover and lawn areas, including any pine straw or mulch covered areas. Mulch and/or straw should be replaced or refreshed at a minimum of one time per year. There will be absolutely no stained or colored mulches or rocks allowed within the landscapes of Olde Park. All bed mulches must be of

natural pine or hardwood origin. In instances whereas a Homeowner neglects to maintain the landscape and the appearance is deemed a visual blight upon the Olde Park neighborhood, the ARB will require noted maintenance deficiencies be rectified within 14 (fourteen) calendar days. If maintenance issues are not satisfactorily addressed within the best interest of Olde Park within this time period, the ARB and/or HOA may opt to engage appropriate maintenance at the Homeowner's expense.

2.9. Docks and Boat Houses.

2.9.1. General. Subject to approval by the ARB and subject to the rules and regulations of all federal, state and local agencies having jurisdiction, the Owner of each Waterfront Lot designated as eligible to apply for a dock permit will, subject to receiving all required permits from all agencies having jurisdiction, be permitted to construct one dock in a location and with a design approved in writing by the ARB. All docks including all devices and features must meet design criteria established by the ARB.

No Owner shall have the right to construct more than one dock in front of a single Waterfront Lot.

The design, color, location, dimensions and materials of docks, piers, and seawalls and any other structure or improvement constructed adjacent to or appurtenant to a Waterfront Lot or otherwise within the boundary of Olde Park must be approved in advance in writing by the ARB.

Generally, any waterfront improvement should have a low profile and open design to minimize obstruction of neighbors' views.

Docks should be located and constructed so as to minimize grading and clearing of vegetation at or near waterfront areas. The use of riprap, bulk-heading or other shoreline stabilization methods or materials may not be initiated without approval by all agencies having jurisdiction and the ARB. The point of access of a dock creating any site disturbance or clearing associated with its placement or construction must be submitted to the ARB for approval along with the Final Plans.

Docks must be constructed of new materials, and must be compatible in style with other Improvements on the Lot, the Lot width on the water, the shoreline configuration and vegetation massing.

Any ramp or lift device connected to a dock to hoist personal watercraft, unless approved by the ARB prior to installation, is subject to removal by order of the ARB.

2.10. Exterior Lighting. Exterior lighting must be limited to areas within the Building Envelope and low-level fixtures that illuminate only the boardwalk and deck surface of the docks. Exterior lighting cannot result in excessive glare and must not interfere with the privacy of nearby dwellings, all as determined by the ARB in its sole discretion. Floodlights shall be hooded to avoid the bulbs being visible from the street and neighbors. Cut sheets are required for all exterior fixtures. Landscape lighting should be supplementary and tastefully minimal. When

LED lights are used, a “warm yellow” is preferred to other LED color ranges. The ARB reserves the right to review and require modification to any and all landscape lighting after its installation.

2.11. Tennis Courts. Tennis courts and practice backboards will not be allowed on Lots.

2.12. Landscape Design. Olde Park has been planned utilizing the natural elements as much as possible. Various hardwoods, dogwoods and pine trees are plentiful within the community, and it is the ARB’s intent to maintain this landscape integrity. Landscape design should always complement and account for the architecture and location of the residence. When reviewing specific landscape plans, the ARB will consider the various relationships of house to site, house to house, views, prevailing breeze, solar orientation, the lakes, ponds and other amenities. When reviewing specific landscape plans, decisions regarding specific landscape plans to ensure that the overall beauty of the community is preserved and enhanced, the ARB has the authority to approve or disapprove landscape plans for individual residences at its sole discretion.

2.12.1. Design Criteria. A fundamental design criterion is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the community. In order to recognize and protect as many of these trees as practically possible, an Owner must obtain from the ARB prior written approval before any tree is removed from any Lot. (See Section 2.7.2 regarding tree removals). Owners will be encouraged to landscape their lots with plant material which is indigenous to the area and leave untouched as much as possible the existing vegetation and natural amenities. A minimum of three (3) mature trees (4” caliper) will be required in the front yard of each lot. Plants should be those considered as resistant to or tolerant of deer.

2.12.2. Landscape Submittal Requirement. As described at Paragraph 3.4.4.4, the landscape plan must be submitted and approved no later than prior to the start of installation of the outside finish on the residence. However, it is encouraged that the landscape plan be submitted earlier, along with the Final Plans to avoid any unnecessary delay and expense. Landscaping must be substantially completed prior to occupancy; otherwise the ARB shall have the discretion and authority to assess Owners up to \$100.00 per day starting thirty (30) days from date of occupancy until the landscaping is completed. However, depending on the season, conditions, and heat, the ARB may agree by written variance to permit plants not tolerant of existing conditions for planting at the time of occupancy to be planted on a schedule as set out in such written variance. The landscape plan must show all proposed site structures and features including drives and turnarounds, walks, patios, decks, fences, pools, spas, mailboxes, utility boxes and any other site features. Utility, trash, air conditioning and other visual screens should also be noted. Existing vegetation to remain should be specifically located and labeled.

The location, type and quality of all proposed planting must be accurately described on the plan. A complete plant list is required indicating the size, quality and spacing of the proposed plantings. Areas to be mulched or planted as a lawn should also be shown. Mulching, preferably with pine straw, is required for all planted areas and areas within ten (10’) feet of any structure, lawn, or plantings. The mulched areas provide a smooth transition to the existing natural vegetation as well as existing neighboring landscaped areas. Irrigation systems are strongly encouraged for the entire yard but as a minimum 1) all front and side yards visible from the street must be irrigated, and 2) the entire yard for all waterfront lots must be irrigated unless otherwise

decided in writing by the ARB in its sole discretion. Irrigation helps maintain a quality landscape throughout the year, especially in times of drought. All irrigation systems must be on the Town of Mount Pleasant water system or other system approved in writing by the ARB. No wells will be permitted in Olde Park unless approved in writing by the ARB in its sole discretion. All wells will be required to be equipped to prevent any staining from iron and tannin or be abandoned. Any and all well pumps and equipment shall be screened from view and must be located in side or back yards.

2.12.3. ARB Responsibility. On its review, the ARB will take into consideration all elements of the individual landscape plan and plant materials selected. In addition to the already established natural vegetation, many other plant types will be acceptable for use within the community. The ARB has attached to these Standards as Exhibit C a listing of recommended plant types to be used in planning the various landscape designs. These plant materials have been selected because of their traditional influence in South Carolina and their other desirable characteristics. Following landscape plan approval, the ARB reserves the right to request additional plantings and/or replacement of plantings if deemed necessary by the ARB at the time of final inspection.

2.12.4. Forestation/Reforestation. While the preservation of existing trees is important, the ARB recognizes that certain clearing and filling work may be necessary resulting in the loss of existing trees. If any existing trees are to be removed, the Owner shall follow the requirement of Paragraph 2.7 of these Standards and attempt to incorporate new trees in the Owner's landscape plan. Similarly, for a Lot on which, prior to clearing, there were less than a sufficient number of trees as determined by the ARB, the Owner's landscape plan should incorporate new trees.

An Owner's forestation/reforestation plan should be submitted as part of the overall landscape plan but should be distinguished from the formal landscaping. For any forestation/reforestation plan, the ARB will generally require the following:

1. The site shall average at least one tree per 2,000 square feet of area contained in the Lot. New trees will be required to meet this average.
2. At least fifty percent (50%) of the new trees shall be shade or canopy trees acceptable to the ARB; and,
3. Each new tree shall have a minimum diameter of four (4") inches measured at a minimum of six (6") inches from grade.

For a Lot on which existing trees will be substantially preserved, the ARB will generally reduce the number of new trees the Owner is required to plant. The extent of that reduction will depend on the quality and size of the preserved trees and similar factors, and will be determined by the ARB on a case-by-case basis.

3. Design Review Procedure.

3.1. Approval Process and Procedures.

3.1.1. Process Steps. The following sequence has been established to provide a systematic and uniform review process of all proposed designs, plans and construction. These steps represent the necessary procedures in the review process of building a residence. Any deviation from the procedures could cause unnecessary delay or additional costs.

1. Pre-Application Research
2. Conceptual Design Review
3. Payment of Fees and Application
4. Preliminary Design review and Approval
5. Final Construction Documents Review and Approval
6. Landscape Plan Review and Approval
7. Execution of Agreement between Owner and Board
8. Payment of Deposits and Fees
9. Issuance of Olde Park Building Permit
10. Pre-Construction Conference
11. Stake Out Pre-Clearing Inspection and Approval
12. Periodic Inspections During Construction
13. Final Inspection Upon Completion of Construction
14. Completed Landscape Inspection

3.1.2. Qualified Design Professionals. To ensure that Olde Park maintains a high quality of architectural design, all plans for the construction of dwellings and other buildings or significant structures at Olde Park must be designed, drawn, and certified by a South Carolina Registered architect who has significant experience in residential design and construction. An experienced landscape architect registered in the state of South Carolina must prepare all plans for the landscape and associated site work of dwellings, pools, and other significant structures. The registered architect and/or landscape architect of record will be required to meet with the ARB to review the submitted plans prior to the ARB issuing final approvals.

3.1.3. Pre-Application Research. The owner should be acquainted with the ARB process and the ARB Design Standards. The design professionals are required to visit Olde Park, if possible, for an on-site tour prior to beginning preliminary design plans. The design team can then creatively design the residence in a compatible manner with the overall goals of Olde Park and the ARB. A member of the board will be available for an initial conference with the owner and/or design team for general information, design guidance and to explain the Standards and concepts in more detail. By visiting the site and observing the other homes in the area of Olde Park, this act will provide valuable information relative to the site, site placement, existing site parameters, trees of significance and the design process.

Before the design begins, initial documents to be reviewed by the owner and design team are:

1. Purchase Agreement
2. Indenture Deed

3. Recorded Plat of the Subdivision
4. Declarations of Covenants and Restrictions for Olde Park
5. Olde Park ARB Procedures and Standards
6. Applicable Mount Pleasant Ordinances and Fees
 7. Applicable Local and State Building Codes
 8. Applicable County Ordinances
 9. Applicable Fire Impact Fees

3.2. Survey Information. The owner is to obtain a topographical survey of the lot as soon as possible to establish site planning and site evaluation per guideline requirements. The topographical survey shall verify the corner pins of the property, wetland boundaries, if applicable, and provide contours of the grades at one (1') foot intervals as well as spot elevations. It must also show the location and species of all trees five (5") inches or larger in diameter, all drainage features, underground utilities and the location and identification of any special features of the lot. The survey shall provide the name of the lot owner and be scaled at 1" = 20'-0". Setbacks, existing utilities shall also be included.

3.3. Preliminary Plan Approval. The Owner of any Lot may request a preliminary review of the design of its proposed Improvements upon the submission of the following list of items, including 2 full size sets of drawings for the ARB file and one-half-size set for each ARB member.

1. Architectural Review Fee. See Fee Schedule, Exhibit E. All fees are payable to the Olde Park Homeowners Association, Inc.
2. Schematic site plan at a scale of 1" = 20'-0 showing one (1') foot contour topography, building and driveway locations and dimensions;
3. Schematic floor plans at a scale of 1/8" or 1/4" inch equals one (1') foot;
4. Schematic elevations, showing all sides, exterior materials and exterior colors and accurate grade at a scale of 1/8" or 1/4" inch equals one (1') foot;
5. All copies of plans should be reduced to 1/2 the scale of the full size sets for ease of scale measurements.
6. Owner's address, home phone, office phone, mobile phone and email address of applicant, architect, and landscape architect.
7. Incomplete submittals are not accepted. Joe Griffith Management Company notifies the applicant when submittal is made, but no later than the day of the submittal deadline, of any deficiency. Applicant has two (2) days after the submittal deadline to provide the required additional items. Otherwise, the application is reviewed the following month.
8. Submittals will be received once per month, deadline is noon ten (10) days prior to the monthly meeting. ARB meeting will be held at 9 A.M. on the third Friday of the month or

as otherwise specified.

The ARB shall review such preliminary plans and return them to the Owner marked "Approved" or "Disapproved" as the case may be, together with all conditions and/or changes required by the ARB. As to any preliminary plans marked "Approved" by the ARB, Final Plans produced thereafter must be in substantial conformity therewith including all required conditions and/or changes, provided, however, that the ARB's approval of preliminary plans shall in no way bind or obligate the ARB to approve the subsequent Final Plans.

The ARB may refuse approval of preliminary plans, location and style of Improvements, exterior colors or finishes or other specifications for any reason including purely aesthetic reasons and architectural merit, in the sole discretion of the ARB.

3.4. Final Plan Approval. Final plans and specifications (hereinafter, the "Final Plans") for all Improvements proposed to be constructed on any Lot shall be submitted in triplicate to the ARB for approval or disapproval. The Owner must obtain a written receipt from the ARB that the ARB has received the Final Plans and all other required submittals. Final Plans submitted for approval must be accompanied by the Architectural Review Fee (see Fee Schedule, Exhibit E) as set forth above if such Fee has not already been paid in connection with a preliminary plan submission. In order for final approval to be granted, all required submittal items, including materials and finishes must be submitted and approved, and plans revised to reflect required revisions. No conditional approvals will be made. In addition, the following items must be submitted with the Final Plans prior to the ARB beginning the Final Plan review process:

3.4.1. Mailbox Fee. The Mailbox Fee is \$225.00. The Mailbox Fee should be paid by check payable to Olde Park Homeowners Association, Inc. The Mailbox Fee will be used to cover the cost of a mailbox/newspaper box to be provided to each Lot Owner. It shall be the Owner's responsibility and at Owner's cost to have the mailbox installed in a location approved by the ARB. It is also each Owner's responsibility and cost to maintain each mailbox. Mailboxes deemed in disrepair may be repaired or replaced by the ARB or Association at the homeowner's expense.

3.4.2. Construction Escrow Deposit/Landscape Escrow Deposit. Construction Escrow Deposit will include the Landscaping deposit (See Fee Schedule, Exhibit E). The Deposit should be by check payable to Olde Park Homeowners Association, Inc. The fees will be paid by the Builder. In the event, the Builder fails to do so, the Owner will be responsible for the fees. The Deposits will be held and used for the purpose and uses set forth in Section 6 of these Standards. The maximum Deposit required from any one Approved Builder in the community will be delineated in the Fee Schedule, Exhibit E.

3.4.3. Lot Improvements Agreement. There must be a fully executed written contract for construction of the Improvements between the Lot Owner and Builder.

3.4.4. Lot Agreement. Evidence that the Owner of the Lot (or if the Owner is an Approved Builder with a prospective purchaser, that the Approved Builder's prospective purchaser) has

executed one of the following approved documents, as applicable, available from Declarant or its authorized agent:

- a. Lot Purchase and Sale Agreement, or
- b. Home Purchase and Sale Agreement.

If found not to be in compliance with these Standards or if found to be otherwise unacceptable to the ARB, one set of Final Plans shall be returned to the Owner marked "Disapproved", accompanied by a written statement of items found not to be in compliance with these Standards or otherwise unacceptable. The ARB may impose an additional review fee as it determines in its sole discretion for each re-submittal of Final Plans to the ARB.

At such time as the Final Plans meet the approval of the ARB, two complete sets of Final Plans will be retained by the ARB and the other complete set of Final Plans will be marked "Approved" and returned to the Owner. Once the ARB has approved the Final Plans for Improvements, the construction of such Improvements must be promptly commenced and diligently pursued to completion. If such construction is not commenced within six (6) months following the date of approval of the Final Plans therefore by the ARB, such approval shall be deemed rescinded. Before construction of Improvements can thereafter be commenced on the portion of the Property in question, the Plans therefore must again be approved by the ARB pursuant to this Paragraph 3.3.

Any modification or change to the "Approved" set of Final Plans must again be submitted in triplicate to the ARB for its review and written approval, and an additional review fee may be required.

The Final Plans as referred to in these Standards shall include the following:

1. Final site plan at a scale of 1" = 10' showing one foot (1') topography, building location and dimensions, and all areas of the Lot more than five (5') feet outside the building foundation in which any vegetation is to be cut or removed. The ARB may also require the Owner to stake the location of the house, construction access, driveway, decks and other proposed Improvements. The staking shall consist of stakes driven at each major corner of the Improvement, connected with string or colored tape to clearly indicate the Improvement location. The driveway location shall also be indicated by stakes and string or tape. Any erosion control measures required for construction should be shown on the site plan. A boundary survey shall be provided either separate of or inclusive of the above in the site plan.
2. Final floor plans at a scale of one fourth (1/4") inch equals one (1') foot, including calculations showing heated and unheated square footage on a floor-by-floor basis.
3. Final elevations, showing all sides, exterior materials and exterior colors and accurate grade at a scale of one fourth (1/4") inch equals one foot.
4. Final landscaping plans and budget. The landscaping budget, exclusive of any

irrigation, should be of an amount that the ARB determines will provide satisfactory landscaping of the Lot; provided, the ARB may authorize a lower landscaping expenditure for a particular lot if the ARB determines in its sole discretion that, based upon the landscaping plans submitted and other circumstances, a lower expenditure is adequate and appropriate. NOTE: the ARB may defer receipt of the final landscaping plan and budget to a later date, but in no event later than the start of application of the home's exterior brick, stucco or other approved finish material. The plan and budget must be submitted and approved prior to the start of landscaping on the Lot; in any event, the cutting and clearing plan referred to in Paragraphs 2.7 and 2.12 must be submitted to and approved by the ARB prior to any cutting or clearing.

5. Location and dimensions of utility lines and equipment, walks, drives, walls, terraces, decks, pools, etc.

6. Any samples of proposed construction materials required by the ARB such as brick, stucco, wood siding, shingles, paint colors, window samples, etc.

7. Owner's name and address (or the address of Owner's authorized agent) to which the ARB should mail its written notice of approval or disapproval of the items Owner submits to the ARB under these Standards.

8. The name and address of the Approved Builder that will construct the Improvements.

The ARB may refuse approval of Final Plans, location and style of Improvements, exterior colors or finishes or other specifications for any reason including purely aesthetic reasons or architectural merit, in the sole discretion of the ARB.

3.4.5. Additional Submittal Items:

All submittals:

- Address, home phone, office phone, mobile phone and e-mail address of applicant, architect and landscape architect
- Lot number and street address of lot.
- All things listed in Olde Park Architectural and Landscape Design Standards, Section 3
- 2 full size sets of drawing for the ARB file, plus one half-size set for each board member

Conceptual:

- Sketch site plan showing existing trees, lot lines, street, house and driveway, sketch floor plan of house
- Elevation view of each side of house

Preliminary:

- Architectural Questionnaire

- Preliminary review fee
- Schematic Site plan showing property line, sidewalk, curb, street trees, existing site trees, utilities, house, and proposed site development
- Schematic floor plans
- Elevations of all sides of the house

Final:

- Final Review Application
- Final Review Fee
- Products and Materials Information Sheet
- Final Architectural Construction Documents
- Revised Site plan showing same information as the Preliminary Submittal

Landscape (applicant may submit preliminary landscape plan if fee is submitted at that time)

- Landscape construction drawings for landscape and planting (show existing sidewalks, street trees, curb, driveway apron, existing trees on lot, utilities, easements, and lot boundaries as well as proposed house and landscape development. Provide plant schedule
- Landscape Review Fee
- Document(s) showing elevation view/details of fences and other structures.

3.5. Approval to Commence Construction. Following the ARB's written approval, if any, of Final Plans, the ARB will issue an approved site plan to Olde Park development construction manager. It is the responsibility of the Owner's Approved Builder to stake the lot in accordance with the approved Final Plans and set a meeting with the development project manager to review the following prior to start of construction:

Setbacks, side yards and building corners (as per stakes)

First floor elevations

Clearing limits

Placement of excavation materials

Location and protection of water meter, sanitary sewer boxes and underground pressure sewer grinder pump (if any)

Location of construction entrance and site access

Location of temporary toilet

Trash containers

Erosion control measures

Protection of trees and natural vegetation

Parking

Delivery and Laydown areas

Upon satisfaction of the above matters, the development construction manager will issue a written site inspection approval to the Approved Builder authorizing commencement of construction. No construction may be commenced prior to issuance of the site inspection approval; the ARB shall have the right to halt any unauthorized construction.

3.6. Failure of the ARB to Act. If the ARB fails to approve or disapprove any Final Plans or other submittals which conform (and which relate to Improvements which will conform) with the requirements hereof or to reject them as being inadequate or unacceptable within forty-five (45) business days after receipt thereof, and provided such submittal was a full and complete submittal, in accordance with these Standards, of all items that were to have been submitted to the ARB, and provided the ARB shall again fail to approve or disapprove of such Final Plans or other submittals within ten (10) business days after additional written request to act on such items is delivered to the ARB following the passage of the above described forty-five (45) business day period, it shall be conclusively presumed that the ARB has approved such conforming Final Plans and other submittals, EXCEPT that the ARB has no right or power, either by action or failure to act, to waive or grant any variances relating to any mandatory requirements specified in the Olde Park Declaration of Covenants, Conditions, and Restrictions except where variances shall be expressly permitted therein and EXCEPT FURTHER, that the ARB shall not be deemed to have waived any of the requirements set forth in Paragraphs 3.1.1, 3.2, 3.3 or 5 of these Standards. If Final Plans or other submittals are not sufficiently complete or are otherwise inadequate, the ARB may reject them as being inadequate or may approve or disapprove a portion of the Final Plans, conditionally or unconditionally, and reject the balance.

3.7. Address of ARB. The address of the ARB for delivery of plans and all notices shall be as follows:

Olde Park Homeowners Association, Inc.
Attn? Architectural Review Board
c/o Joe Griffith Management Company, Inc.
946 Johnnie Dodds Boulevard
Mount Pleasant, South Carolina, 29464

3.8. Changes After Final Approval. Fees for submittals for changes after final approval plans but before completion of construction will be delineated in the Fee Schedule, Exhibit E? All changes after final approval must be submitted by the architect, with the architectural drawings revised to incorporate those changes.

3.9. Inspections. Four (4) construction inspections will be made for new homes:

- 1) Stakeout (before lot clearing)
- 2) Intermediate (at time of insulation inspection)

3) Final, and
4) Landscape (when installation is complete). One inspection will be made for additions/renovations (final). After all corrections are made, including repairs to HOA/public property, the Construction Escrow Deposit and Landscape Escrow Deposit outlined in Section 3.42 above is refunded. All requests for Construction and Landscape Deposit refunds must be received in writing within ninety (90) days of occupancy or deposits will be automatically forfeited.

4. Diligent Construction. All Improvements to be constructed on a Lot must be completed within one (1) year following commencement of construction of the first of such Improvements, unless a longer time is approved in writing by the ARB.

5. Approved Builders. A Lot owner may use a builder of their choice to construct a home in Olde Park provided that the ARB determines, in its sole discretion, that the chosen builder is qualified to build a home in Olde Park. The ARB, at its sole discretion, shall have the right to disapprove any builder it deems unqualified to construct a home in Olde Park. A Lot Owner seeking to have its builder approved shall submit to the ARB, along with its Final Plans, the following:

1. A copy of the builder's South Carolina Residential Builder's license.
2. Financial statements, references and credit records of the builder.
3. Evidence that the builder is regularly engaged as a residential or commercial building contractor
4. Evidence of examples of homes previously constructed by the builder of quality and aesthetic appearance consistent with residences constructed in Olde Park, if applicable.
5. Evidence of insurance coverage meeting all of the requirements mandated for Olde Park Approved Builders; and,
6. The Fees and Construction Escrow Deposit required by the ARB.

A Lot Owner who desires to build her or his own personal residence may apply to become an Approved Builder provided that the Lot Owner will occupy the residence as his/her personal home for at least two (2) years. In the event that a Lot Owner who gets approved as an Approved Builder does not occupy the home for two (2) years and/or sells its home in Olde Park prior to the end of the above two (2) year period, such Lot Owner may not construct another house on any Lot at any time thereafter without the prior written permission of the ARB, which permission the ARB may grant or deny in its sole and arbitrary discretion.

6. Purpose and Use of Construction Escrow Deposit. The Construction Escrow Deposit, if any, required in Paragraph 3.2.2 above shall be deposited by the ARB in a construction escrow account established by the Olde Park Homeowner's Association, Inc. or the ARB. The

Construction Escrow Deposit may thereafter be used by the ARB for any of the following purposes:

1. To pay for the cost to repair any damage to the Roadways or Common Areas caused by an Owner or Owner's builder or subcontractors not repaired by the responsible Owner, such Owner's builder or subcontractors.
2. To complete any landscaping shown on the Final Plans for a Lot which has not been completed within three (3) months after completion of the residence on such Lot.
3. To pay for the cost of completing any Improvements so that they are in accordance with the approved Final Plans, if Owner fails so to complete such Improvements.
4. To pay for the cost of restoring or replacing any trees, other vegetation, grades or other natural features improperly removed, altered or destroyed by Owner in violation of these Standards.
5. To reimburse Developer or Olde Park Homeowners Association, Inc. for Owner's share of street cleaning costs during construction (if Owner does not pay such amounts to the Developer or Olde Park Homeowners Association, Inc. in a timely manner as specified in the Construction Rules).
6. To reimburse the Developer or Olde Park Homeowners Association, Inc. for its cost of cleaning up any significant amount of dirt, cement, etc. left by the Owner on any street if the same was not immediately removed by the Owner.
7. To pay for the cost of enforcing any of the Owner's other obligations under these Standards.

Except for the reimbursements described in Paragraph 6.6 above, the ARB shall give an Owner prior notice that it intends to use the Owner's Construction Escrow Deposit for a particular purpose. The Owner shall thereafter have five (5) days from the date of the notice to repair the damage, complete the landscaping or Improvements, or otherwise perform the work for which the ARB intended to use the Owner's Construction Escrow Deposit, or, if the work cannot be completed during that time, to begin the work and thereafter diligently pursue it to completion. If the Owner, upon receipt of the notice, shall fail to perform the work, then the ARB shall thereafter be free to perform it and to use the Owner's Construction Escrow Deposit to pay for the cost thereof. Upon the completion of Improvements and when all work has been completed by either the responsible Owner or the ARB, the ARB shall return to the Owner any unused portion of the Owner's Construction Escrow Deposit.

In the event the ARB expends sums on the Owner's behalf as provided above in excess of the Owner's Construction Escrow Deposit, the Owner shall pay the excess to the ARB within twenty (20) days of notice thereof.

In the event no Construction Escrow Deposit has been required by the ARB, the ARB shall have the authority to expend money for the purposes set forth in this Paragraph 6 and to charge the Owner for reimbursement thereof.

Any and all interest earned on the Construction Escrow Deposit shall be credited to and retained by the Olde Park Homeowners Association, Inc. or ARB for its sole use and benefit.

7. **Construction Rules.** Attached as Exhibit D to these Standards are the Construction Rules for All Owners and Contractors at Olde Park. The ARB reserves the right to amend such Rules from time to time in its sole discretion. All construction at Olde Park must proceed in accordance with the Rules.

8. **Zoning and Other Governmental Regulations.** In addition to complying with the requirements imposed by this Association, the Owner of any Lot must comply with all zoning and other applicable governmental laws, rules and regulations. Approvals by the ARB pursuant to these Standards shall in no event be construed as representations or warranties that the Owner's plans, Final Plans or Improvements comply with any such governmental requirements.

9. **Signs.** No signs may be placed on a Lot except for signs approved in writing by the Association or its authorized agents or otherwise approved of in writing by the ARB. The only other signs or documentation that may be posted at a residence or on a Lot during construction are grading and building permits. Business signs or other forms of advertisement not approved in writing by the ARB are not permitted. Grading and building permits must be attached to a post in a manner protected from the elements; in no event may building permits or any other signage or documentation be attached to trees.

10. **Final Survey.** Upon substantial completion of a residence on a Lot, the Lot Owner shall provide the ARB with a certificate of occupancy for the residence and a final, as-built survey certifying that the location of the Improvements complies with the Final Plans approved by the ARB.

EXHIBIT A

Procedures for Submission
of Preliminary Review Plans

To Olde Park Architectural Review Board

Revised as of January, 2019

Procedures for Submission
of Preliminary Plans
to
Olde Park Architectural Review Board

I. Preliminary Concept Submittal

Preliminary and conceptual level reviews are encouraged to make sure your plans comply with the covenants and restrictions of the ARB. However, if you have any concerns of your concept as unusual or extraordinary and you are concerned about acceptance by the ARB, then you may submit a Preliminary Concept for discussion prior to a final submittal. A rough draft is acceptable. These plans should include:

- A. Preliminary Review Application (attached)
- B. Architectural Questionnaire (attached)
- C. Landscape Architectural Questionnaire (attached)
- D. Architectural & Landscape Review Fee (see Fee Schedule, Exhibit E)
- E. Floor plan with square footage scaled at 1/8" or 1/4"=20'0"
- F. Front, Side and Rear Elevations scaled at 1/8" or 1/4"=20' 0"
- G. Wall section encouraged but not mandatory scaled at 1" =1'0"
- H. Site plan showing boundaries, setbacks and survey lines as well
As drives, walkways and service courts scaled at 1" =20'0"
Building footprint of adjacent structure(s) should be shown if possible.
- I. A preliminary landscape plan is optional but encouraged.
- J. North arrow nomenclature must be used. Graphic scales are encouraged.
Site orientation and "views" must be studied at this point. Sun control,
Shading details and devices, view corridors, landscaping shall also be
considered. Relationship to existing or planned neighbor structures, as
well as the building street impact.
- K. Site photographs are encouraged to support the design theme.

Plans must be submitted to the offices of the ARB at Olde Park, Attn: Olde Park ARB
946 Johnnie Dodds Boulevard, Mount Pleasant, South Carolina, 29464 (843-577-2230).

If desired, the Owner may submit a letter stating he/she has appointed an architect or
builder as their representative to the AB. Otherwise, all correspondence will be directed to the
Owner.

**PRELIMINARY REVIEW APPLICATION
OLDE PARK ARCHITECTURAL REVIEW BOARD**

Date: _____

Lot Number: _____
Street/Road: _____
Owner: _____
Address: _____
Telephone: _____

Architect: _____
Address: _____
Tel./Fax: _____

Surveyor: _____

Landscape Architect: _____
Address: _____
Tel./Fax: _____

FOR OPARB USE:

- ___ Conceptual Plan approved
- ___ Sample Board
- ___ Survey
- ___ Architectural Questionnaire
- ___ Site Plan
- ___ Landscape Plan
- ___ Floor Plan
- ___ Elevations
- ___ Building staked in field
- ___ On-site inspection

___ Approved/Date: _____
___ Disapproved/Date: _____

Comments: _____

**ARCHITECTURAL QUESTIONNAIRE
OLDE PARK ARCHITECTURAL REVIEW BOARD**

To be completed by all architects submitting documents for approval at preliminary and final stages.

Preliminary Final

Lot Number: _____

Owner's Name: _____

Architect's name (hereafter called "the architect"): _____

Firm: _____

Address: _____

Telephone/Fax: _____

S.C. Registration number: _____

1. Has the architect visited the site? Yes No

2. Date of last visit: _____

3. Has the architect read the Declaration of Covenants, Conditions and Restrictions, Lot Development Restrictions, and Architectural and Landscape Design Standards and designed the house accordingly? Yes No

4. Has the house been designed according to the Standard residential building code, especially in regard to wind resistant construction? Yes No

5. Has the architect attempted to minimize the amount of site to be graded? Yes No

6. Has the architect attempted to minimize the removal or damage of existing vegetation? Yes No

7. Does the building(s) block principal views from dwelling on adjacent properties or properties across the street? Yes No

8. If yes, has an attempt been made to minimize this effect? Yes No

9. Has the house been staked out on the lot (required prior to submitting this form)? Yes No

10. Area of lot: _____ (sq. ft.)

11. First floor elevation (FFE) (minimum 2' above grade): _____
12. Area under perimeter of all construction (building footprint) including all decks, stairs and roof overhangs: _____ (sq. ft.)
13. Percentage of site to be graded: _____
 Note: This area should be kept to a minimum and generally include only the building pad, drive and walk area.
14. Screening material: _____
15. Heated first floor area: _____ (sq. ft.)
16. Heated mezzanine area: _____ (sq. ft.)
17. Heated second floor area: _____ (sq. ft.)
18. Total heated area: _____ (sq. ft.)
19. Total of screened porch under roof: _____ (sq. ft.)
20. Total square footage: _____ (sq. ft.)
21. Total screened porch area: _____
21. Total of deck and balconies: _____ (sq. ft.)
22. Are any variances from the Architectural Review Board standards being requested under this application? Yes No
 If yes, please describe and give reason: _____

23. Describe and give color for **exterior** materials for the following:
- A. Siding/wall finish: _____
 Color: _____
- B. Trim: _____
 Color: _____
- C. Roofing: _____

Color: _____

D. Doors: _____

Color: _____

E. Grade Level Screening: _____

Color: _____

F. Paving: _____

Color: _____

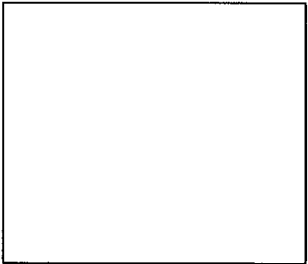
G. Other: _____

To the best of my knowledge, the foregoing statements are true.

Architect's Signature

Date

Architect's Seal



**LANDSCAPE ARCHITECTURAL QUESTIONNAIRE
OLDE PARK ARCHITECTURAL REVIEW BOARD**

Date: _____

*To be completed by all landscape architects submitting documents for approval
at preliminary and final stages.*

Preliminary Final

Lot Number: _____

Owner's Name: _____

Landscape Architect's name (hereafter called "the landscape architect"):

Firm: _____

Address: _____

Telephone: (____) ____ - ____ Fax: (____) ____ - ____ Email: _____

S.C. Registration number: _____

1. Has the landscape architect visited the site? Yes No

2. Date of last visit: _____

3. Has the landscape architect read the Declaration of Covenants, Conditions and Restrictions, Lot Development Restrictions, and Architectural and Landscape Design Standards and designed the landscaping plan accordingly? Yes No

4. Has the landscape/site improvement plan been designed according to the Architectural Landscape and Design Standards and Guidelines? Yes No

5. Has the landscape architect attempted to minimize the amount of site to be graded? Yes No

6. Has the landscape architect attempted to minimize the removal or damage of existing vegetation? Yes No

7. Does the landscape screen undesirable views from dwellings on adjacent properties or properties across the street? Yes No

8. Have exterior spaces and circulation been staked out on the lot (required prior to submitting this form)? (Trees to be removed to be tied with red surveyors' tape) Yes No

9. Area of maintained landscape: _____

10. Percentage of site to be graded: _____
Note: This area should be kept to a minimum and generally include only the building pad and drive and walk area.

11. Have drainage requirements been addressed? Yes No

How? _____

12. Are any variances from the Architectural Review Board standards being requested under this application? Yes No

13. Describe and give color for exterior materials for the following:

A. Trellis, Arbors, and Gazebos: _____

Materials and Color: _____

B. Decks and Terraces: _____

Materials and Color: _____

C. Fences: _____

Materials and Color: _____

D. Walls or Retaining Walls: _____

Color: _____

E. Driveways: _____

Color: _____

F. Front Walkways: _____

Color: _____

G. Side and Rear Walkways: _____

Color: _____

H. Swimming Pool _____

Coping, Tile and Interior Finish: _____

I. Garden Accessories in Front and Side Yards: _____

Materials and Color: _____

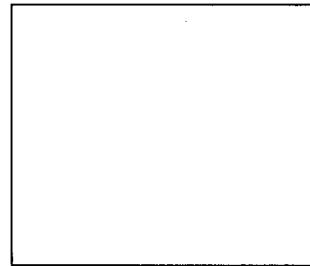
13. Attach proposed plant materials list.

To the best of my knowledge, the foregoing statements are true.

Landscape Architect's Signature

Date

Landscape Architect's Seal



**Landscape Construction Application
Olde Park Architectural Review Board**

New Construction Major improvement to existing structure Date: _____

Lot number and street: _____

Owner's name: _____

Contractor: _____

Address: _____

Telephone/Fax number: _____

S.C. License number: _____

PREVIOUS LANDSCAPE EXPERIENCE:

Have you previously worked in Olde Park? Yes No

Please attach a selective list of five (5) completed jobs of similar scope within Charleston County:

AGREEMENT:

I, _____, as contractor for the landscape project described above, do hereby submit this deposit in good faith to the Olde Park Architectural Review Board for assurance that the construction will be implemented in accordance with the final plans as approved by the Architectural Review Board.

I further agree that:

1. I have read the Architectural and Landscape Design standards, and Declaration of Covenants, Conditions and Restrictions and do agree to follow these in full understanding.
2. I agree to construct and fulfill the plans and specifications as approved for this project in the final Review by the Architectural Review Board. Any changes to these plans will be first approved the Board prior to implementation.
3. I understand that the deposit submitted will be returned in full after a satisfactory inspection, unless a deduction is necessary for any corrections to changes not approved by the Board, work to clean up an untidy site, or repairs necessary to streets, road shoulders, sidewalks or common areas.
4. I am responsible for the behavior and actions of all workers contracted to do work on this job while they are at Olde Park.
5. I am responsible for maintaining a clean construction site at all times and understand that I am bound by the restrictions covered under the Architectural and Landscape Design Standards.

This application, agreement and deposit made this _____ day of _____, 20 ____

By:

Signature: _____ Witness: _____

DEPOSIT DATE: _____ AMOUNT RECEIVED: _____ CHECK # _____

Approved by Architectural Review Board by: _____ **Date:** _____

**TREE REMOVAL REQUEST
OLDE PARK ARCHITECTURAL REVIEW BOARD**

To be completed by all homeowners, arborists, landscapers, landscape architects and/or others requesting removal of ANY existing trees within Olde Park

Owner's Name: _____ Lot Number: _____

Tree(s) Requested for Removal (provide variety and DBH size) and Reason:

Tree 1: _____

Tree 2: _____

Tree 3: _____

Has each tree been marked with RED flagging tape? Yes No
(Trees must be marked at time of request)

Trees must be replaced inch for inch either on site or by contribution to the Olde Park Tree Bank at a rate of \$50.00 per DBH inch. Please state your replacement intentions with variety and size(s) of trees or calculation of (X inches x 50.00):

Proposed Date of Removal: _____

Any proposed payment to the Olde Park Tree Bank must be received prior to any tree removals being granted. On site tree replacements must be completed within 30 (thirty) calendar days of removal or fines will be levied as per Tree Bank rate per inch.

Additional Comments or Notes: _____

*Any Grand Trees must also receive Town of Mount Pleasant approvals and any Town fees or penalties are to be handled directly with the Town of Mount Pleasant Planning Department.

To the best of my knowledge, the foregoing statements are true and I pledge to abide by the rules set forth for Tree Removals within Olde Park.

Owner's Signature

Date

EXHIBIT B

Procedures for Submission
of Final Plans

To Olde Park Architectural Review Board

Revised as of January, 2019

Procedures for Submission
of Final Plans
to
Olde Park Architectural Review Board

Final Plans

The ARB only requires for you to submit a set of plan for final approval. However, as mentioned earlier, if you have any concern of your concept and you have doubts about acceptance by the ARB, then you should submit a Preliminary Concept for approval before providing all the detail required for submitting Final Plans. The Finals Plans must be submitted in triplicate (3 scaled sets and one at 11X17")—The submittal should include the following:

1. Final Review Application (form attached).
2. Floor Plan dimensioned to scale (1/4"=1'0").
3. All exterior elevations to scale (1/4"=1'0") identifying all exterior material and roof pitches (roof, walls, columns, railing, shutter, trim, etc.).
4. Aerial roof plan to scale (1/4" or 1/8" = 1'0").
5. Building Section(s) (3/8" = 1'0") or (1/4" + 1'0").
6. Exterior wall sections and/or details with ceiling heights (minimum 1" = 10'0").
7. Electrical plans (optional).
8. Foundation plan (optional).
9. Site Plans: All plans should be submitted in consistent scale. Unless otherwise impractical, scale should be 1" = 10' for all submissions. Site plans must depict:
 - a. Access street(s) and walkways(s), drives and other exterior improvements.
 - b. Grading/drainage plan.
 - c. Exterior lighting plan such as flood, lamps or landscape lighting.
 - d. Service yards.
 - e. A tree survey is required. Location and species of trees to be removed must be identified.

- f. Location and identification of special features (e.g. drainage ditch, nearby lagoon, easements, adjacent structures, etc.). Note: Adjacent structures including previously built residences shall be depicted in relationship to property lines.
 - g. Location of contractor's I.D. sign and portable outdoor toilet facilities
10. Landscape Plan with Landscape Architectural Questionnaire (if not previously submitted).
 11. Architectural Questionnaire with sample of exterior materials and paint colors as listed on Application for Agreement.
 12. Owners' Trash and Debris Agreement signed (form attached).
 13. Window manufacturer's cut sheets or sample.
 14. Reduced elevations and landscape plan to 11" x 17" size paper.
 15. Construction Application (form attached).

**FINAL REVIEW APPLICATION
OLDE PARK ARCHITECTURAL REVIEW BOARD**

Date: _____

Lot Number: _____

Street/Road: _____

Owner: _____

Address: _____

Telephone/Fax: _____

E-mail: _____

Architect/SC Registration #: _____

Address: _____

Telephone/Fax: _____

E-mail: _____

Contractor: _____

Address: _____

Telephone/Fax: _____

E-mail: _____

Surveyor: _____

Landscape Architect/SC License #: _____

Address: _____

Telephone/Fax: _____

E-mail: _____

FOR OPARB USE:

Preliminary Plan approved

Sample Board

Survey

Architectural Questionnaire

Site Plan

Landscape Plan

Floor Plan

Elevations

Building staked in field

On-site inspection

Approved/Date: _____

Disapproved: _____

Cond. Approved: _____

**MINOR CHANGE APPLICATION
OLDE PARK ARCHITECTURAL REVIEW BOARD**

Date: _____

Lot number: _____

Owner's name: _____

Owner's address: _____

Architect/SC Registration#: _____

Architect' signature: _____

Landscape Architect/SC Registration#: _____

Landscape Architect's signature: _____

Description of
Requested change: _____

Reason for change: _____

(Please attach sketch/specifications of proposed change)

See Fee Schedule, Exhibit E for any required fee to accompany the Application.

Material samples must be provided.

OPARB USE:

On-site Inspection Conducted

Inspected by: _____ Date: _____

Approved

Conditional Approval

Disapproved

Conditions: _____

I understand and approve of this change:

Signed:

1) _____ Date: _____

2) _____ Date: _____

EXHIBIT C

Plant Recommendations
To Olde Park Architectural Review Board

Revised as of January, 2019

PLANT RECOMMENDATIONS

EXHIBIT C

TREES

<i>COMMON NAME</i>		<i>BOTANICAL NAME</i>
AMERICAN HOLLY		ILEX OPACA
AMERICAN HORN BEAFON		CARPPINUS CAROLINIANA
AMERICAN TEA OLIVE		OSMANTHUS AMERICANUS
BALD CYPRESS		TAXODIUM DISTICHUM
BERMUDA PALMETTO		SABAL BERMUDIANA
CAMPHOR TREE		CINNAMOMUM CAMPHORA
CHINESE ELM		ULMUS PARVIFOLIA
CHINESE FRINGE TREE		LORAPETALUM CHINESE
CHINESE PISTACHIO		PISTACHIA CHINENSIS
CRAPE MYRTLE		LAGERSTROEMIA INDICA
CYPRESS VARIETIES		CUPRESSUS VAR.
DESERT FAN PALM		WASHINGTONIA FILIFERA
EASTERN RED CEDAR		JUNIPERUS VIRGINIANA
EASTERN REDBUD		CERCIS CANADENSIS
FLOWERING DOGWOOD		CORNUS FLORIDA
GINGKO		GINGKO BILOBA
JAPANENSE MAPLE		ACER PALMATUM
LIVE OAK		QUERCUS VIRGINIANA
LOBLOLLY BAY		GORDONIA LASIANTHUS
LOBLOLLY PINE		PINUS TAEDA
MEXICAN PALMETTO		SABAL MEXICANA
OKAME CHERRY		PRUNUS X OKAME
PECAN		CARYA ILLINOENSIS
PINDO PALM		BUTIA CAPITATA
RED BUCKEYE		AESCULUS PAVIA
RED MAPLE (October Glory, Autumn Flame, Autumn Radiance)		ACER RUBRUM
RIVER BIRCH		BETULA NIGRA
SABAL PALM		SABAL PALMETTO
SAGO PALM		CYCAS REVOLUTA
SASSAFRASS		SASSAFRAS ALBIDUM
SAUCER MAGNOLIA		MAGNOLIA X SOULAN GEANA
SOUTHERN MAGNOLIA		MAGNOLIA VIRGINIANA
SOUTHERN SUGAR MAPLE		ACER BARBATUM
STAR MAGNOLIA		MAGNOLIA STELLATA
SUMAC		RHUS TYPHINA
SWEET BAY MAGNOLIA		MAGNOLIA VIRGINIANA
SYCAMORE		PLATANUS ACERIFOLIA
TULIP POPLAR		LIRIODENDRON TULIPFERA
CHASTE TREE		VITEX AGNUS-CASTUS
TUPELO		MYSSA SYLVATICA
WAX MYRTLE		MYRICA CERIFERA
WEeping WILLOW		SALIX BABYLONICA
WEeping YAUPON HOLLY		ILEX VOMITORIA "PENDULA"

WATER OAK		QUERCUS NIGRA
WINDMILL FAN PALM		TRACHYCARPUS FORTUNEII
WHITE FRINGE TREE		CHLONAYHUS VIRGINICUS

PLANT RECOMMENDATIONS
EXHIBIT C

SHRUBS

COMMON NAME	BOTANICAL NAME
ABELIA	ABELIA GRANIFLORA (AND VARIETIES)
ANISE	ILICIUM VARIETIES
ASPIDISTRA	ASPIDISTRA ELATIOR
AZALEAS	AZALEA HUBRIOS (SELECTED)
BANANA SHRUB	MICHELIA FIGO
BARBERRY	BERBERIS THUNBERGIL
BEAUTYBERRY	CALLICARPA
BEAUTYBUSH	KOLKWITZIA AMABILIS
BOTTLEBRUSH	CALLISTEMON
BOXWOOD (JAPANESE)	BUXUS MICROPHYLLA
BUTTERFLY BUSH	BUDDLEIA
CAMELIA	CAMELIA JAPONICA & SASANQUA
CLEYERA	CLEYERA JAPONICA
CORAL BEAN	ERYTHRINA BIDWILLII
DWARF YAUPON HOLLY	ILEX VOMITORIA STOKES
ELEAGNUS	ELEAGNUS
EUCALYPTUS	EUCALYPTUS
FATSIA	FATSIA JAPONICA
FLOWERING QUINCE	CHAENOMELES SPECIOSA
GARDENIA VARIETIES	GARDENIA SPECIEIS
HOLLY VARIETIES	ILEX SPECIES
HOLLY FERN	CRYPTOMIUM FALCATUM
HYDRANGEA VARIETIES	HYDRANGEA SPECIES
INDIAN HAWTHORNE	RAPHIOLEPIS INDICA
JAPANESE KERRIA	KERRIA JAPONICA
JUNNIPER VARIETIES	JUNIPERUS SPECIES
LANTANA VARIETIES	LANTANA SPECIES
MAHONIA	MAHONIA BEALEI & FORTUNEI
MEDITERRANEAN FAN PALM	CHAMAEROPS HUMILIS
MYRTLE	MYRTUS COMMUNIS
NANDINA	NANDINA DOMESTICA
NEEDLE PALM	RAPIDIOPHYLLUM HYSTRIX
OLEANDER	NERIUM OLEANDAR
PINEAPPLE GUAVA	FEIJOA SELLOWIANA
PITTOSPORUM	PITTOSPORUM TUBIRA
PODOCARPUS	PODOCAROUS MACROPHYLLA
PYRACANTHA	PYRACANTHA
RICE PAPER PLANT	TETRAPANAX PAPYRIFERUS
SAW PALMETTO	SERENOA REPENS
SPIREA VAR.	SPIREA SPECIES
TEA OLIVE	OSMANTHUS FRAGRANS & AMERICANA
TEXAS SAGE	SALVIA COCCINEA
VIBURNUM VAR.	VIBURNUM VARIETIES
WITCH HAZEL	HAMMAELIS
YUCCA VARIETIES	YUCCA SPECIES

PLANT RECOMMENDATIONS
EXHIBIT C

**GROUNDCOVERS, PERENNIALS,
GRASSES, ANNUALS & VINES**

AFRICAN IRIS (DIETES)		IMPATIENTS
AGERATUM		IRIS
ASPARAGUS FERN		LENTEN ROSE
ASIAN JASMINE		MAIDEN GRASS
AZTEC GRASS		MARIGOLD
BUTTERFLY WEED		MEXICAN PETUNIA (R. BRITTOLIA)
BOG SAGE (ALVIA ULIGINOSA)		MONDO GRASS
CALIFORNIA POPPY		MORNING GLORY
CAROLINA JESSAMINE		NEOPOLITAN ONION (ALLIUM)
CRYSANTHEMUM		N. SEA OATS (CHAS. LATTIFOLIA)
CLEMATIS		PAMPAS GRASS
COLUMBINE		PETUNIA
COMMON FIG		PHYTOSTEGIA
CONEFLOWER		PINKS
CREEPING FIG		RAIN LILY
CRINUM LILIES		ROSEMARY
DAFFODIL		SALVIA LEUCANTHA
ECHINACEA		SNAPDRAGON
ENGLISH IVY		SPIDER LILY
EVERGREEN GIANT LIRIOPE		SUNFLOWER
FERNS		SWEET ALYSSUM
FOUNTAIN GRASS (RUBRUM)		TRUMPET VINE
GAZANIA		UMBRELLA GRASS (C. ALTERNIFLORIS)
GERANIUM		VERBENA
HIBISCUS COCCINEA (TEXAS STAR)		VIRGINIA SPRAY (O. NARBONESE)
HELIANTHUS ANGUSTIFOLIA		YARROW
HIDDEN GINGER (CURCUMA)		ZINNIA
HOLLYHOCK		

EXHIBIT D
TO ARCHITECTURAL DESIGN AND LANDSCAPING
STANDARDS

CONSTRUCTION RULES
FOR
ALL OWNERS AND CONTRACTORS
AT
OLDE PARK

Revised as of January, 2019

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TO
CONSTRUCTION RULES**

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**CONSTRUCTION RULES FOR
ALL OWNERS AND CONTRACTORS AT OLDE PARK**

1. **Applicability.** These Rules shall apply to all Lot Owners and builders, and any reference herein to an Owner shall also apply to the Owner's builder and subcontractors. While at Olde Park, all Owners shall abide by these Rules and such other rules as the Olde Park Homeowners Association, Inc. and/or Olde Park Architectural Review Board may establish from time to time.

2. **Construction Hours and Noise.** All construction activities must be conducted and all deliveries must be made from 7:00 a.m. until 7:00 p.m. Monday through Saturday. Any construction activities conducted or access to Olde Park after these hours must be scheduled with the Architectural Review Board twenty-four (24) hours in advance. No loud radios or distracting noises will be permitted during construction.

3. **Rubbish and Debris.** In order to maintain a neat and orderly appearance at all times throughout Olde Park, the following rubbish and debris rules must be strictly followed:

3.1 **Domestic Refuse:** At least one (1) trash container must be located at all times inside each residence under construction. All domestic refuse such as food scraps and packaging, cups, plates, napkins and similar items which at any time exist in the residence or on the Lot must be placed in the trash container. The trash container shall be emptied regularly and its contents properly disposed of off the Lot and outside of Olde Park.

3.2 **Interior Construction Debris.** All parties are strongly encouraged to frequently clean up and remove rubbish and construction debris located within the walls or a residence.

3.3 **Exterior Construction Debris.** With regard to all construction debris located on Lot outside the walls of a residence, the following rules shall apply:

(i) By the end of each day on which work occurs on the Lot, all lightweight construction debris such as roofing paper, insulation bags, foam sheathing, polyethylene, etc., must be placed in a steel dumpster unit provided by a trash disposal company and located on the Lot;

(ii) By the end of the day on each Friday, all non-blowable construction debris such as wood scraps, shingles, brickbands, drywall, bricks and masonry blocks must be gathered and placed in the steel dumpster; and

(iii) The steel dumpster must be emptied and the debris hauled away on an as-needed basis and before it is filled to overflowing.

Within the last three (3) days of every month, all debris must be taken off the Lot and out of Olde Park, leaving the Lot free of all debris.

3.4 **No Burning or Burial.** Burning or burial of construction debris or vegetation is prohibited.

4. **Excess Natural Materials.** Excess plant matter, rock, topsoil and similar material must be offered first to Olde Park Homeowners Association, Inc. prior to their removal from Olde Park, and no such materials may be removed from Olde Park without the prior approval of the Olde Park Homeowners Association, Inc.

5. **Street Cleaning.** Approximately once each week near the end of the week, the Olde Park Homeowners Association, Inc. may engage a street cleaning service to clean the streets in Olde Park of normal construction dirt, mud and gravel. In the event that the Association engages a street cleaning service, the Association shall pay for twenty-five percent (25%) of the cost of such service. The Owners constructing the home at the time such service is rendered shall pay for the remaining seventy-five percent (75%) of the cost, in accordance with the following formula:

A particular Owner's pro-rata share of street cleaning costs shall be determined by multiplying the total cost of the service times (a) .75 and (b) a fraction, the denominator of which is the total number of houses in Olde Park that have been under construction for six (6) months or less, and the numerator of which is the number of houses in Olde Park that such Owner has had under construction for six (6) months or less. The intent of this formula is to ensure that each house under construction bears its fair share of the street cleaning costs for the first six (6) months it is under construction, but not thereafter. Invoices from the Association for reimbursement of the street cleaning costs must be paid within thirty (30) days.

Olde Park Homeowners Association, Inc. shall also have the right, without notice, to clean up any significant amount of dirt gravel, cement, etc., left on any street if the same is not immediately removed by the Owner responsible. The cost of such clean up shall be charged to the responsible Owner who shall reimburse Olde Park Homeowners Association, Inc. for the expense of such clean up from the Owner or the Owner's Construction Escrow Deposit.

6. **Silt Fences.** Silt fences and/or other devices for sedimentation control shall be installed where necessary or as directed by the Architectural Review Board.

7. **Materials Storage.** No construction materials, equipment or debris of any kind may be stored on any street, curb, sidewalk or area between streets and sidewalks, on any adjacent Lots or otherwise than in the locations approved of by the Architectural Review Board.

8. **Trailers.** No construction office trailers may be placed, erected or allowed to remain on any Lot or in any other area in Olde Park, except as approved in writing by Olde Park Homeowners Association, Inc. or the Architectural Review Board.

9. **Construction Access.** During the time a residence or other Improvement are being built, all construction access shall be confined on the approved driveway for the Lot unless the ARB approves an alternative access way. There shall be no construction access of any kind through

I'ON via Cistern Alley. Any builder in violation shall be subject to a fine(s) and/or revocation of building privileges in Olde Park as determined by the ARB in its sole discretion.

10. Gravel Drives. Prior to commencement of construction on any Lot, the Owner/contractor shall provide at the approved driveway location, a gravel drive with a minimum of five (5) inches of #3 crushed stone base from the paved street to the house under construction.

11. Parking. All vehicles must be parked so as not to impede traffic or damage vegetation, roadside curbs or sidewalks. No vehicles (trucks, vans, cars, trailers, construction equipment, etc.) may be left parked on any streets within Olde Park overnight. Construction vehicles may be left on a Lot overnight only if additional use of the vehicle will be made within the following three (3) days.

12. Miscellaneous Practices. The following practices are prohibited at Olde Park:

1. Changing oil of any vehicle or equipment;
2. Allowing concrete suppliers and contractors to clean their equipment other than at locations, if any, designated for that purpose by the ARB;
3. Carrying an/or discharging any type of firearms, except by law enforcement officials and security personnel authorized in writing by RG, LLC or Olde Park Homeowners Association, Inc.;
4. Careless and thoughtless disposition of cigarettes and other flammable material.

13. Pets. Builder and contractor personnel may not bring pets onto Olde Park property.

14. Common Areas. Except with the prior written permission of the ARB, Builder and contractor personnel are not allowed in the common or amenity areas and no construction access will be allowed across the Amenity or other Common Areas.

15. Accidents. Olde Park Homeowners Association, Inc. and Olde Park Architectural Review Board shall be notified immediately of any accidents, injuries or other emergency occurrences. Subsequent to a 911 or other emergency calls, Olde Park Homeowners Association, Inc. and Olde Park Architectural Review Board should be notified at 843-577-2230.

16. Portable Chemical Toilets. An enclosed and regularly service portable chemical toilet must be provided at each residence under construction, in as inconspicuous a location as possible

17. Speed Limits. The established speed limit within Olde Park community is twenty-five miles per hour (25 Mph) for all vehicles, and this limit must be obeyed.

18. Property Damage. The Olde Park Homeowners Association, Inc. and Olde Park Architectural Review Board, at its sole option and discretion, may repair any damage to streets and curbs, sidewalks, drainage inlets, street lights, street markers, mailboxes, walls, fences, etc. which costs of such repairs will be billed to the responsible Owner. If not paid promptly, the repair cost will be deducted from the Landscape/Construction Escrow Deposit. If the Landscape/Construction Escrow Deposit is not sufficient to cover the entire repair cost, the

additional amount will be charged to and promptly paid by the Owner. Olde Park Homeowners Association, Inc. may direct said Lot Owner/Builder to repair any damage to any of the above-mentioned property at the responsible Owner's sole cost. If any telephone, cable T.V., electrical, water or other utility lines are cut, the party causing such damage shall (1) report the matter within thirty (30) minutes to personnel at Olde Park Homeowners Association, Inc. and Olde Park Architectural Review Board and at the respective utility company and (2) bear any cost incurred in connection with repairing such damage. All damages must be repaired in a timely fashion as determined by Olde Park Homeowners Association, Inc. and in a professional workman-like manner.

19. Failure to Abide. Failure to abide by any of the above rules may result in the loss of a contractor's privilege to enter Olde Park on a temporary or permanent basis.

**OWNERS AGREEMENT WITH
BUILDER CONTRACTOR
RESPECTIVE TO CONSTRUCTION RULES**

This acknowledges that I am the Owner of Lot _____ in Olde Park and _____ is my Builder Contractor for my house. By affixing our signatures below, we agree to all the Construction Rules as defined in Exhibit D of the Olde Park Architectural and Landscape Design Standards. We will ensure that the rules are followed by all parties (i.e., owner, builder, sub-contractors, etc.) working within Olde Park. Failure to abide by any of the above rules may result in the loss of a contractor's privilege to enter Olde Park on a temporary or permanent basis.

Dated: _____

**Owner
Signature** _____

Dated: _____

**Builder
Signature:** _____

**OWNERS AGREEMENT WITH
OLDE PARK
RESPECTIVE TO TRASH & DEBRIS**

This acknowledges that I am the Owner of Lot _____ in Olde Park and I agree to keep the lot free from all trash and debris and to keep the lot clean.

TRASH: Such as paper products will be cleaned daily. I recognize that the wind could blow trash onto surrounding lots, thus I will keep such trash that could be blown from our worksite to surrounding lots, including lot across the street, picked up.

DEBRIS: Such as building materials will be removed by each sub-contractor at the appropriate time. No debris will be deposited on any adjacent lots.

Furthermore, I agree that such trash or debris will be hauled off Olde Park's property and I recognize that if my Builder or any Sub-contractor is proven to have dumped any trash or debris on Olde Park's property, I will pay a determined fine in the amount of damages (such as cost to remove) and I will make such payment within 30 days of receiving an agreed upon bill.

Dated: _____

Owner
Signature _____

Dated: _____

Builder
Signature: _____

**Construction Application
Olde Park Architectural Review Board**

New Construction Major improvement to existing structure Date: _____

Lot number and street: _____

Owner's name: _____

Contractor: _____ S.C. License Number: _____

Address: _____

Telephone/Fax number/E-Mail: _____

PREVIOUS CONSTRUCTION EXPERIENCE:

Have you built in Olde Park before? Yes No

Please attach a selective list of five (5) completed jobs of similar scope within the Charleston County area.

AGREEMENT:

I, _____, as contractor for the construction project described above, do hereby submit this deposit in good faith to the Olde Park Architectural Review Board for assurance that the construction will be implemented in accordance with the final plans as approved by the Architectural Review Board.

1. I have read the Architectural and Landscape Design Standards, and Declaration of Covenants, Conditions and Restrictions and do agree to follow these in full understanding.
2. I agree to construct and fulfill the plans and specifications as approved for this project in the final Review by the Architectural Review Board any changes to these plans will be reviewed and approved by the Board prior to implementation.
3. I understand that the deposit submitted will be returned in full after a satisfactory inspection, unless a deduction is necessary for any corrections to changes not approved by the Board, work to clean up an untidy site, or repairs necessary to streets, road shoulders, sidewalks or common areas.
4. I am responsible for the behavior and actions of all workers contracted to do work on this job while they are in Olde Park.
5. I am responsible for maintaining a clean construction site at all times and understand that I am bound by the restrictions covered under the Architectural and Landscape Design Standards.

This application, agreement and deposit made this _____ day of _____, 20 _____

By

Signature: _____ Witness: _____

DEPOSIT DATE: _____ AMOUNT RECEIVED: _____ CHECK # _____

Approved by Architectural Review Board by: _____ Date: _____

**REQUEST FOR FINAL INSPECTION/DEPOSIT REFUND
OLDE PARK ARCHITECTURAL REVIEW BOARD**

Date: _____

Lot number: _____

Owner's name: _____

Owner's address: _____

Architect: _____

Contractor: _____

Landscape Architect: _____

Requested Date of Inspection: _____

I do hereby certify in good faith that the contracted structure on said lot does conform to the Standard Building Code, local codes, and the Olde Park Architectural Review Board requirements and standard and the final plans as approved by the Architectural Review Board. All site work, landscaping, cleaning, removal of temporary utilities and repair of damage to rights of way, sidewalks, road shoulders and common areas has been implemented. This constitutes a request for return of Architectural Compliance deposit.

Contractor's signature: _____

Date: _____

Architect's signature: _____

Date: _____

Landscape Architect's signature: _____

Date: _____

OPARB USE:

DEPOSIT RETURNED IN FULL

PARTIAL REFUND

Amount Returned: _____

Reason for withholding: _____

Exhibit E
Fee Schedule
Olde Park Architectural and Landscape Design Standards
(effective January, 2019)

Construction Escrow Deposit (including Landscaping)	\$ 15,000.00
Architectural Review Fee (Construction and Landscaping)	\$ 1,000.00
Additions/Renovations Construction Deposit	\$ 2,500.00
Additions of Pool and Accessory Structure Deposit	\$ 5,000.00
Architectural Review Fee (Additions, Renovations, Pool, Accessory)	\$ 500.00
Changes review fee after Final Approval	\$ 250.00
Mailbox Fee	\$ 225.00
Landscaping Non-Compliance Fee	\$ 100.00/day

Olde Park Architectural Design and Landscaping Standards

Forms Packet

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Forms from Exhibit D- Construction Rules

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Other Forms

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OLD PARK ARCHITECTURAL REVIEW BOARD
PRELIMINARY REVIEW APPLICATION

Date: _____

Lot Number: _____

Street/Road: _____

Owner: _____

Address: _____

Telephone: (____) ____ - ____ : E-mail: _____

Architect: _____

Address: _____

Telephone: (____) ____ - ____ : Email: _____

Surveyor: _____

Landscape Architect: _____

Address: _____

Telephone: (____) ____ - ____ : Email: _____

FOR OPARB USE:

___ Conceptual Plan approved

___ Sample Board

___ Survey

___ Architectural Questionnaire

___ Site Plan

___ Landscape Plan

___ Floor Plan

___ Elevations

___ Building staked in field

___ On-site inspection

___ Approved/Date: _____

___ Disapproved/Date: _____

Comments: _____

OLDE PARK ARCHITECTURAL REVIEW BOARD
ARCHITECTURAL QUESTIONNAIRE

To be completed by all architects submitting documents for approval at preliminary and final stages.

Preliminary

Final

Lot Number: _____

Owner's Name: _____

Architect's name (hereafter called "the architect"): _____

Firm: _____

Address: _____

Telephone: (____) ____ - ____ : Email: _____

S.C. Registration number: _____

1. Has the architect visited the site? Yes No

2. Date of last visit: _____

3. Has the architect read the Declaration of Covenants, Conditions and Restrictions, Lot Development Restrictions, and Architectural and Landscape Design Standards and designed the house accordingly? Yes No

4. Has the house been designed according to the Standard residential building code, especially in regard to wind resistant construction? Yes No

5. Has the architect attempted to minimize the amount of site to be graded? Yes No

6. Has the architect attempted to minimize the removal or damage of existing vegetation? Yes No

7. Does the building(s) block principal views from dwelling on adjacent properties or properties across the street? Yes No

8. If yes, has an attempt been made to minimize this effect? Yes No

9. Has the house been staked out on the lot (required prior to submitting this form?) Yes No

10. Area of lot: _____ (sq. ft.)

11. First floor elevation (FFE) (minimum 2' above grade): _____

12. Area under perimeter of all construction (building footprint) including all decks, stairs and roof overhangs: _____ (sq. ft.)

13. Percentage of site to be graded: _____
Note: This area should be kept to a minimum and generally include only the building pad, drive and walk area.

14. Screening material: _____

15. Heated first floor area: _____ (sq. ft.)

16. Heated mezzanine area: _____ (sq. ft.)

17. Heated second floor area: _____ (sq. ft.)

18. Total heated area: _____ (sq. ft.)

19. Total of screened porch under roof: _____ (sq. ft.)

20. Total square footage: _____ (sq. ft.)

21. Total of deck and balconies: _____

22. Are any variances from the Architectural Review Board standards being requested under this application? Yes No

If yes, please describe and give reason: _____

23. Describe and give color for **exterior** materials for the following:

A. Siding/wall finish: _____

Color: _____

B. Trim: _____

Color: _____

C. Roofing: _____

Color: _____

D. Doors: _____

Color: _____

E. Grade Level Screening: _____

Color: _____

F. Paving: _____

Color: _____

G. Other: _____

To the best of my knowledge, the foregoing statements are true.

Architect's Signature

Date

Architect's Seal



OLDE PARK ARCHITECTURAL REVIEW BOARD
LANDSCAPE ARCHITECTURAL QUESTIONNAIRE

Date: _____

*To be completed by all landscape architects submitting documents for approval
at preliminary and final stages.*

Preliminary Final _____

Lot Number/Address: _____

Owner's Name: _____

Landscape Architect's name (hereafter called "the landscape architect"):

Firm: _____

Address: _____

Telephone: (____) ____ - ____ : Fax: (____) ____ - ____ Email: _____

S.C. Registration number: _____

1. Has the landscape architect visited the site? Yes No
2. Date of last visit: _____
3. Has the landscape architect read the Declaration of Covenants, Conditions and Restrictions, Lot Development Restrictions, and Architectural and Landscape Design Standards and designed the landscaping plan accordingly? Yes No
4. Has the landscape/site improvement plan been designed according to the Architectural Landscape and Design Standards and Guidelines? Yes No
5. Has the landscape architect attempted to minimize the amount of site to be graded? Yes No
6. Has the landscape architect attempted to minimize the removal or damage of existing vegetation? Yes No
7. Does the landscape screen undesirable views from dwellings on adjacent properties or properties across the street? Yes No

8. Have exterior spaces and circulation been staked out on the lot (required prior to submitting this form)? (Trees to be removed to be tied with red surveyors' tape) Yes No

9. Area of maintained landscape: _____ (sq. ft.)

10. Percentage of site to be graded: _____
Note: This area should be kept to a minimum and generally include only the building pad and drive and walk area.

11. Have drainage requirements been addressed? Yes No

How? _____

12. Are any variances from the Architectural Review Board standards being requested under this application? Yes No

13. Describe and give color for exterior materials for the following:

A. Trellis, Arbors, and Gazebos: _____

Materials and Color: _____

B. Decks and Terraces: _____

Materials and Color: _____

C. Fences: _____

Materials and Color: _____

D. Walls or Retaining Walls: _____

Color or finish: _____

E. Driveways: _____

Color: _____

F. Front Walkways: _____

Color: _____

G. Side and Rear Walkways: _____

Color: _____

H. Swimming Pool: _____

Coping, Tile and Interior Finish: _____

I. Garden Accessories in Front and Side Yards: _____

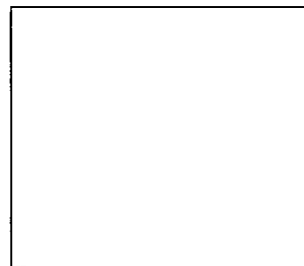
Materials and Color: _____

13. Attach proposed plant materials list.

To the best of my knowledge, the foregoing statements are true.

Landscape Architect's Signature

Date



**TREE REMOVAL REQUEST
OLDE PARK ARCHITECTURAL REVIEW BOARD**

To be completed by all homeowners, arborists, landscapers, landscape architects and/or others requesting removal of ANY existing trees within Olde Park

Owner's Name: _____ Lot Number: _____

Tree(s) Requested for Removal (provide variety and DBH size) and Reason:

Tree 1: _____

Tree 2: _____

Tree 3: _____

Has each tree been marked with RED flagging tape? Yes No
(Trees must be marked at time of request)

Trees must be replaced inch for inch either on site or by contribution to the Olde Park Tree Bank at a rate of \$50.00 per DBH inch. Please state your replacement intentions with variety and size(s) of trees or calculation of (X inches x 50.00):

Proposed Date of Removal: _____

Any proposed payment to the Olde Park Tree Bank must be received prior to any tree removals being granted. On site tree replacements must be completed within 30 (thirty) calendar days of removal or fines will be levied as per Tree Bank rate per inch.

Additional Comments or Notes: _____

*Any Grand Trees must also receive Town of Mount Pleasant approvals and any Town fees or penalties are to be handled directly with the Town of Mount Pleasant Planning Department.

To the best of my knowledge, the foregoing statements are true and I pledge to abide by the rules set forth for Tree Removals within Olde Park.

Owner's Signature

Date

FINAL REVIEW APPLICATION
OLD PARK ARCHITECTURAL REVIEW BOARD

Date: _____

Owner: _____

Street: _____ Lot # _____

Telephone: (____) _____ - _____ Fax: (____) _____ - _____

E-mail: _____

Architect: _____ S.C. Registration # _____

Address: _____

Telephone: (____) _____ - _____ Fax: (____) _____ - _____

E-mail: _____

Contractor: _____

Address: _____

Telephone (____) _____ - _____ Fax: (____) _____ - _____

E-mail: _____

Surveyor: _____

Landscape Architect: _____ S.C. Registration #: _____

Address: _____

Telephone: (____) _____ - _____ Fax: (____) _____ - _____

E-mail: _____

FOR OPARB USE:

___ Preliminary Plan approved

___ Sample Board

___ Survey

___ Architectural Questionnaire

___ Site Plan

___ Landscape Plan

___ Floor Plan

___ Elevations

___ Building staked in field

___ On-site inspection

___ Approved/Date: _____

___ Disapproved: _____

___ Cond. Approved: _____

Comments: _____

Landscape Construction Application

Olde Park Architectural Review Board

New Construction Major improvement to existing structure Date: _____

Lot number and street: _____

Owner's name: _____

Contractor: _____

Address: _____

Telephone: (____) ____ - ____ : Cell: (____) ____ - ____ Email: _____

S.C. License number: _____

PREVIOUS LANDSCAPE EXPERIENCE:

Have you previously worked in Olde Park? Yes No

Please attach a selective list of five (5) completed jobs of similar level within Charleston County:

AGREEMENT:

I, _____, as contractor for the landscape project described above, do hereby submit this deposit in good faith to the Olde Park Architectural Review Board for assurance that the construction will be implemented in accordance with the final plans as approved by the Architectural Review Board.

I further agree that:

1. I have read the Architectural and Landscape Design standards, and Declaration of Covenants, Conditions and Restrictions and do agree to follow these in full understanding.
2. I agree to construct and fulfill the plans and specifications as approved for this project in the final Review by the Architectural Review Board. Any changes to these plans will be first approved by the Board prior to implementation.
3. I understand that the deposit submitted will be returned in full after a satisfactory inspection unless a deduction is necessary for any corrections to changes not approved by the Board, work to clean up an untidy site, or repairs necessary to streets, road shoulders, sidewalks or common areas.
4. I am responsible for the behavior and actions of all workers contracted to do work on this job while they are at Olde Park.
5. I am responsible for maintaining a clean construction site at all times and understand that I am bound by the restrictions covered under the Architectural and Landscape Design Standards.

This application, agreement and deposit made this _____ day of _____, 20 _____

By:

Signature: _____ Witness: _____

DEPOSIT DATE: _____ AMOUNT RECEIVED: _____ CHECK # _____

Approved by Architectural Review Board by: _____ Date: _____

REQUEST FOR FINAL INSPECTION / DEPOSIT REFUND
Olde Park Architectural Review Board

Date: _____

Lot number: _____

Owner's name: _____

Owner's address: _____

Architect: _____

Contractor: _____

Landscape Architect: _____

Requested Date of Inspection:

I do hereby certify in good faith that the contracted structure on said lot does conform to the Standard Building Code, local codes, and the Olde Park Architectural Review Board requirements and standard and the final plans as approved by the Architectural Review Board. All site work, landscaping, cleaning, removal of temporary utilities and repair of damage to rights of way, sidewalks, road shoulders and common areas has been implemented. This constitutes a request for return of Architectural Compliance deposit.

Contractor's signature: _____

Date: _____

Architect's signature: _____

Date: _____

Landscape Architect's signature: _____

Date: _____

OPARB USE:

DEPOSIT RETURNED IN FULL

PARTIAL REFUND

Amount Returned: _____

Reason for withholding: _____

**MINOR CHANGE APPLICATION
OLDE PARK ARCHITECTURAL REVIEW BOARD**

Date: _____

Lot number: _____

Owner's name: _____

Owner's address: _____

Architect: _____ S.C. Registration#: _____

Architect's signature: _____

Landscape Architect: _____ S.C. Registration#: _____

Landscape Architect's signature: _____

Description of
Requested change: _____

Reason for change: _____

(Please attach sketch/specifications of proposed change)

Review Fee of \$200.00 should be enclosed. Material samples must be provided.

OPARB USE:

On-site Inspection Conducted

Inspected by: _____ Date: _____

Approved

Conditional Approval

Disapproved

Conditions: _____

I understand and approve of this change:

Signed:

1) _____ Date: _____

2) _____ Date: _____

**OWNERS AGREEMENT WITH
BUILDER / CONTRACTOR
RESPECTIVE TO CONSTRUCTION RULES**

This acknowledges that I am the Owner of Lot _____ in Olde Park and _____ is my Builder / Contractor for my house. By affixing our signatures below, we agree to all the Construction Rules as defined in Exhibit D of the Olde Park Architectural and Landscape Design Standards. We will Ensure that the rules are followed by all parties (i.e., owner, builder, sub-contractors, etc.) working within Olde Park. Failure to abide by any of the above rules may result in the loss of a contractor's privilege to enter Olde Park on a temporary or permanent basis.

Dated: _____

**Owner
Signature** _____

Dated: _____

**Builder
Signature:** _____

**OWNERS AGREEMENT WITH
OLDE PARK
RESPECTIVE TO TRASH & DEBRIS**

This acknowledges that I am the Owner of Lot _____ in Olde Park and I agree to keep the lot free from all trash and debris and to keep the lot clean.

TRASH: Such as paper products will be cleaned daily. I recognize that the wind could blow trash onto surrounding lots, thus I will keep such trash that could be blown from our worksite to surrounding lots, including lot across the street, picked up.

DEBRIS: Such as building materials will be removed by each sub-contractor at the appropriate time. No debris will be deposited on any adjacent lots.

Furthermore, I agree that such trash or debris will be hauled off Olde Park's property and I recognize that if my Builder or any Sub-contractor is proven to have dumped any trash or debris on Olde Park's property, I will pay a determined fine in the amount of damages (such as cost to remove) and I will make such payment within 30 days of receiving an agreed upon bill.

Dated: _____

Owner
Signature _____

Dated: _____

Builder
Signature: _____

Olde Park

Products, Materials and Samples Information Sheet

Please supply photographs or cut sheets from manufacturers catalogs of proposed windows, doors, lighting fixtures, etc. Identify all materials and colors for the elements listed below. If any of the material or colors differs from what is shown on the approved exterior materials and colors list, samples must be approved.

<u>Exterior Element</u>	<u>Color/Finish</u>	<u>Manufacturer/Description</u>
Balcony/Porch/Loggia	_____	_____
Balcony/Porch/Loggia Ceilings	_____	_____
Balcony/Porch/Loggia Floorings	_____	_____
Balcony/Porch/Loggia Railings	_____	_____
Brick	_____	_____
Chimney	_____	_____
Columns	_____	_____
Door-Entry	_____	_____
Door - Other than Public View	_____	_____
Door - Other	_____	_____
Down Spouts	_____	_____
Driveway	_____	_____
Driveway/Walkway borders, etc.	_____	_____
Entry Walk	_____	_____
Fascia	_____	_____
Fences	_____	_____
Garage Door(s)	_____	_____
Garden Walls	_____	_____
Gate(s)	_____	_____
Gutters	_____	_____
Lighting	_____	_____
Planters	_____	_____
Pool Deck	_____	_____
Pool Enclosure	_____	_____
Roofing	_____	_____
Screens	_____	_____
Shutters	_____	_____
Siding	_____	_____
Stucco	_____	_____
Walls	_____	_____
Windows	_____	_____
Window Trim	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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