

ARC GUIDELINES FOR BEAUMONT

Amended May 9th 2012

The Developer of Beaumont Residential Subdivision is desirous of an aesthetically pleasing and functionally convenient community and for that purpose has declared and recorded a Declaration of Covenants, Conditions, and Restrictions for Beaumont Residential Subdivision (the "Declaration") applicable to all improvements within said Subdivision. The Declaration establishes Beaumont Homeowners' Association, Inc. (the "Association") and Beaumont Architectural Review Committee (the "ARC") and sets forth its jurisdiction, powers, obligations, and rules and regulations under which the ARC will conduct its review of proposed improvements. *All capitalized terms used in this document without definition shall have the meanings set forth in the Declaration.*

The ARC has been established to define and interpret aesthetic standards for Beaumont and examine, approve, or deny all proposed improvements for all residences. ARC approval must be obtained for, but is not limited to: any Dwelling, fence, wall, sign, lighting system, site paving, grading, parking lot, screen enclosure, sewer drain, disposal system, statuary, signs, flags, flag poles, water fountains, yard sets, window awnings or other exterior window covering, decorative building, landscaping, landscape device or object. Reference is made to the Declaration for the procedures for obtaining ARC approval.

Set forth below are the ARC Guidelines referenced in the Declaration. These ARC Guidelines are effective as of June 25, 2007, but may be amended or supplemented from time in accordance with the provisions set forth in the Declaration:

1. Limitation on Size and Location of Structures. The maximum heights and location of Dwellings on each Lot shall be established by the ARC; provided, however, Dwellings constructed on Lots 34 through 56 according to the Subdivision Record Map, shall not exceed thirty-five (35) feet in height, as measured from the first floor finished elevation, subject to variation on Lots 39 through 49 of not more than two (2) feet, and on Lots 34 through 38 and Lots 50 through 60 of not more than five (5) feet.

2. Design Guidelines. All Dwellings and Lots within the subdivision shall comport with the "Charleston Style Residential Development Theme" contemplated by the ARC and shall be subject to the following Design Guidelines:

(a) The front roof pitch on any Dwelling must be approved in writing by the ARC.

(b) All porches on the front and sides of any Dwelling shall either be supported by the foundation of the structure or shall have column supports which matches an exterior finish used in the foundation of the structure.

(c) No exposed block shall be visible on any portion of the foundation of any Dwelling.

(d) No cantilevered chimney chases shall be allowed on the front of any structure. All chimney chases on the front of the structure shall be supported by the foundation of the structure.

(e) Reflective glass shall not be permitted on the exterior of any Dwelling. No foil or other reflective materials or bright colors shall be installed on any windows or used for sun screens, blinds, shades, or other purposes.

(f) No concrete block walls, including foundations, concrete block steps, walkways, walls or any other concrete block work, whether painted, stuccoed or otherwise, shall show from the exterior of any building.

(g) Exterior building materials must be approved by the ARC.

(h) Exterior painting will be in soft tones not to include high gloss finishes or pure red. All exterior colors, including, without limitation, the color of all roof shingles, brick, stone, stucco, wood, trim, cornices, eaves, railings, doors and shutters shall be subject to the approval of the ARC.

(i) All front and side yards of each Lot shall be sodded with grass, unless otherwise approved by the ARC as a natural area or unless the same is landscaped in accordance with plans approved by the ARC. All other disturbed areas must be seeded and strawed or have an approved ground cover or landscape treatment. Each Owner shall be responsible for watering and otherwise maintaining its own yard; provided, however, the Association shall maintain the lawns of "Cottage Homes" within the Subdivision, as the same shall be defined by the ARC.

(j) No hedge or shrubbery planting which obstructs sight-lines of streets and roadways shall be placed or permitted to remain on any Lot where such hedge or shrubbery interferes with traffic sight-lines for any of the public or private roadways within the Property. The determination of whether any such obstruction exists shall be made by the ARC, whose determination shall be final, conclusive and binding on all Owners.

3. Maintenance.

(a) All Dwellings, landscaping and other improvements upon individual Lots shall be continuously maintained by the Owner thereof so as to preserve a well-kept appearance, especially along the perimeters of any Lot.

(b) No trash, garbage or other refuse shall be dumped, stored or accumulated on any Lot. Trash, garbage or other waste shall not be kept on any Lot except in sanitary containers or garbage compactor units. Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened by shrubbery or other appropriate material approved in writing by the ARC so as not to be visible from any road or within sight distance of any other Lot at any time except during refuse collection. Homes with alleys shall be permitted to store their garbage containers at the rear of their home adjacent to the Alley but in the least visible location. No outside burning of wood, leaves, trash, garbage, or household refuse shall be permitted, except during the construction period, or except as specifically approved by the ARC.

(c) No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any part of a Lot and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain upon any part of a Lot, including vacant parcels. No Owner shall allow the grass on its Lot to grow to a height in excess of six (6) inches, measured from the surface of the ground. This provision shall not apply to the Developer until the last Lot is sold to an Owner other than the Developer.

4. Temporary Structures. No structure of a temporary character, trailer, basement, tent or shack shall be used at any time as residence either temporarily or permanently with the exception of a sales trailer during sale of homes under construction. No storage building of any type shall be permitted unless such building is designed as part of the main residential structure and approved by the ARC.

5. Lighting. All exterior lighting of Dwellings shall be in character and keeping with the general Subdivision. Yard lighting shall be such that it does not shine toward and/or disturb adjoining land Owners.

6. Mailboxes. Each Lot shall have a mailbox which shall be of a design as shall be proscribed by the ARC (all such mailboxes shall match throughout the Subdivision). Each Owner will be required to keep such mailbox in working order and repair. Developer reserves the right to allow others to install a mailbox bank in lieu of individual mailboxes.

7. Satellite Receiving Dish. No satellite receiving dish or antenna system of any kind shall be located on any Lot, home or building within the Subdivision except that a satellite receiving dish not greater than 18" in diameter may be installed in a location not visible from any street with the prior express, written permission of the ARC. The ARC shall have prior approval of the color of the satellite dish.

8. Signs. No sign of any kind shall be displayed to the public view on any Lot or Dwelling except the temporary professional sign of not more than six (6) square feet, advertising the Lot or Dwelling for sale or rent, or signs used by a general contractor to advertise during the construction and sales period. All signs shall comply with any design specifications adopted by the ARC. No signs shall be nailed to trees. This provision shall not apply to the Developer so long as it owns any Lots within the Property.

9. HVAC Equipment.

(a) Outside air conditioning units may not be located in the front yard or any required side yard or corner lots. No window air conditioning units shall be permitted.

(b) No plumbing or heating vent shall be placed on the front side of the roof

(c) No stacks or vents pipes are allowed on any Dwelling.

10. Storage of Boats, Trailers and Other Vehicles. No motor homes, boats or other water vehicles of any kind, trailers, or service trucks or service vans can be parked or stored in any location that can be seen from the street for a period in excess of 48 hours. No wrecked automobiles, disabled automobiles or vehicles other than operating vehicles shall be stored or located on any Lot.

11. Fences. All fencing must be compatible with the overall aesthetic theme of the development. No chain-link fencing is allowed, and all fence styles and locations must be approved in writing by the ARC.

12. Outdoor Furniture, Recreational Facilities and Clotheslines.

(a) No furniture shall be placed, kept, installed, maintained or located in or on the front or side yards or areas of a Lot or Dwelling. Any furniture placed, kept, installed, maintained or located at the rear of or behind a Dwelling shall, to the greatest extent practicable, be located so that the same shall not be visible from any street. Furniture will be allowed on front porches, provided, such furniture, in the ARC's sole discretion, comports with the Subdivision's "Charleston Style Residential Development Theme."

(b) Wood piles shall be located only at the rear of a Dwelling and shall be screened by appropriate landscaping from view from streets and, to the extent practicable, from adjacent Lots and Dwellings.

(c) Children's toys, swing sets, jungle gyms, trampolines and other outdoor and recreational equipment (excluding basketball goals) and appurtenances shall be allowed only at the rear or behind a Dwelling and shall, to the extent practicable, be located so that the same are not visible from any street.

(d) Free-standing playhouses and treehouses shall be permitted but only after ARC approval of the same.

(e) Outside clotheslines or other outside facilities for drying or airing clothes shall be prohibited on any Lot or Dwelling. No clothing, rugs or other items shall be hung, placed or allowed to remain on any railing, fence or wall.

(f) Barbecue grills or other types of outdoor cooking equipment and apparatus shall be located only at the rear of a Dwelling and, to the extent practicable, shall not be visible from the street.

(g) Except as otherwise approved by the ARC, bird feeders, wood carvings, plaques and other types of homecraft shall not or be permitted in the front or side yards of any Lot or Dwelling nor shall any of the foregoing items be attached to the front or side of any Dwelling. Except as otherwise approved by the ARC, all bird feeders, wood carvings, plaques and other types of homecrafts shall be located only at the rear of a Dwelling and shall not be visible from any street.

(h) No bird baths, fountains, reflectors, statutes, lawn sculptures, lawn furnishings, artificial plants, bird houses or other fixtures and accessories shall be placed or installed within the front or side yards of any Lot or Dwelling without the prior approval of the ARC.

13. **On-Street Parking.** Notwithstanding Section 11 hereof, on-street parking of any kind is prohibited within the Subdivision, provided, however, Developer and the Association, as necessary for the maintenance, construction or any other purpose deemed necessary, in the sole discretion of the ARC, are exempt from this provision. Parking is permitted on alleyways.

14. **Flags.** The flag policy will permit University flags on your front or side yard from August 1st through January 31st of each year until further notice. The size of the flag may not exceed 3' feet square. American and 1 seasonal flag are permitted throughout the year.