

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR SOUTH QUARTER AT FLOWERS PLANTATION

**DESIGN GUIDELINES SPECIFIC TO SOUTH QUARTER SUBDIVISION**

- Fencing must be black aluminum, no taller than 5 feet and the preferred height is 4 feet. Site plan and setbacks and photo required to be submitted to Declarant of approval prior to installation.
- Exterior materials shall be brick, stone or cement board.
- Exterior roof line shingles are to be weathered wood and architectural and dimensional. Color schemes and metal roofs over the porches etc. are to be pre-approved prior to installation.
- Steps leading from the front yard to the front porch must be brick, decorative concrete or stone.
- Playground (yard) equipment must be constructed out of wood with dark canvas or wood covers over the decks such as the top of a slide. Each item will need to be submitted with a site plan of desired location for the play yard equipment and it must be screened as much as possible from the streets.
- Exterior furniture, and landscaping in addition to initial and patios must be submitted with site plan and approved in writing prior to installation.
- If desired by buyer, lantern model #CH-20 by Carolina Lanterns is the required lantern with a painted black cedar post. These lanterns are to be used at the front walkway. Natural gas is to be used as the light source.
- Natural gas heating and water heaters are required to be installed in each home.
- Yard art is prohibited.
- Christmas lights will be all white, no colors
- Time Warner Cable is preferred over satellite dishes however if dish is chosen it must be 18" or less in diameter and inconspicuous.
- Waste Industries is the company that must be used for trash collection.
- The minimum square footage for any home to be constructed in the community is 2500 sf. The maximum heated square footage for any home in this community is 3400 sf. This requirement is exclusive of porches, decks, garages, and any other unheated interior square footage including attics and basements
- Outbuildings must be stick built on permanent foundation with the same shingles, siding, colors same as home built on the lot with a minimum size 12 ft. x 16ft.

Date \_\_\_\_\_

Date \_\_\_\_\_

Builder \_\_\_\_\_

Declarant \_\_\_\_\_