

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR SWEET GRASS AT FLOWERS PLANTATION

DESIGN GUIDELINES SPECIFIC TO SWEET GRASS 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 brick, stone or cement board. No vinyl siding.
- 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 same as the foundation.
- Exterior furniture, hot tubs/saunas, fire pits, water fountains, planter boxes, bird baths, birdfeeders, landscaping in addition to initial and patios must be submitted with site plan and approved in writing prior to installation.
- Brick veneer matching the house is required on all chimneys.
- All exterior prefab planters and pots require HOA approval. Size, color and location
- Mailboxes are kiosk mailboxes approved by USPS
- 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 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 1889 sq. ft. The maximum heated square footage for any home in this community is 2300 sq. ft. This requirement is exclusive of porches, decks, garages, and any other unheated interior square footage including attics and basement
- No Outbuildings allowed.
- Storm doors must be full height glass without cross members, color must match trim or door color

Date_____

Date_____

Builder_____

Declarant_____