



# FLOWERS PLANTATION

## EXHIBIT C

### DESIGN GUIDELINES SPECIFIC TO WEST ASHLEY SUBDIVISION

August 8, 2017

- Exterior materials shall be vinyl with smooth block foundations, if accents are used, unless another exterior material is approved by the Declarant prior to construction.
- Exterior roof line shingles are to be architectural and dimensional. ~~Weathered wood in color.~~  
Optional metal roofs. *- Multi Colored -* *X JFF JWF* *X RD*
- The minimum square footage for any home to be constructed in this community is 1500 sq. ft. The maximum heated square footage for any home in this community is 2300 square feet. This requirement is exclusive of porches, decks, garages, and any other unheated interior square footage including attics and basements. Prices ranging from \$194,000 to 290,000.
- Fencing must be in picket style, white vinyl, no taller than 6 feet and the preferred height is 4. Site plan showing location and setbacks along a photo required to be submitted to Declarant for approval prior to installation. Wood (treated) may be allowed but must be painted white within 2 months of installation. 

Black picket aluminum fencing allowed (JF, JF, RF) 1-16-19
--
- 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 patios must be submitted with site plan and approved in writing prior to installation.
- The Natural gas requirement will be at a minimum gas fire place with optional heat and water heaters.
- 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.

# FLOWERS PLANTATION

## EXHIBIT C

### DESIGN GUIDELINES SPECIFIC TO WEST ASHLEY SUBDIVISION

August 8, 2017

- Exterior materials shall be vinyl with smooth block foundations, if accents are used, unless another exterior material is approved by the Declarant prior to construction.
- Exterior roof line shingles are to be architectural and dimensional. ~~Weathered wood in color.~~  
Optional metal roofs. *- Multi Colored. JWF JWF*
- The minimum square footage for any home to be constructed in this community is 1500 sq. ft. ~~X~~  
The maximum heated square footage for any home in this community is 2300 square feet. This requirement is exclusive of porches, decks, garages, and any other unheated interior square footage including attics and basements. Prices ranging from \$194,000 to 290,000.
- Fencing must be in picket style, white vinyl, no taller than 6 feet and the preferred height is 4. Site plan showing location and setbacks along a photo required to be submitted to Declarant for approval prior to installation. Wood (treated) may be allowed but must be painted white within 2 months of installation. *3' Black picket Aluminum X JWF X*
- 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. *JWF 1/10/19*
- Exterior Furniture, and landscaping in addition to initial patios must be submitted with site plan and approved in writing prior to installation.
- The Natural gas requirement will be at a minimum gas fire place with optional heat and water heaters.
- 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.

• The association shall choose one company for trash removal and every Owner shall be subject to the requirement to use such company for trash collections services.

• Out buildings will be considered on a case by case basis, however, any out building will be stick built on a permanent foundation with same architecture features as home including shingles, same siding, same color and minimum size is 12 ft X 16 ft.

DEVELOPER /BUILDER  DATE 8/8/17

DEVELOPER /BUILDER  DATE 8/8/17

DECLARANT Rebecca Hawes DATE 8/10/17