



Design Guidelines Specific to Plantation Point @ Flowers Plantation

1. Fences are to be black aluminum or white wood. Fences may be not more than five (5) feet in height.
2. Exterior materials shall be brick, stone, or cement board siding only, unless another exterior material is pre-approved by the Declarant prior to construction. In no event shall vinyl siding be permitted.
3. Porch columns must be a minimum of eight (8) inches in diameter.
4. Steps leading from the front yard to the front porch must be brick, decorative concrete, or stone.
5. Window Grids must be a minimum of 7/8 inch, without written approval of Declarant.
6. Mailbox kiosk and location shall be pre-approved and agreed upon by the Declarant for this subdivision
7. Lamp posts lanterns must be on painted black cedar post. These lanterns may be used at the front walkway. Natural Gas or electricity may be used as the light source.
8. The association may choose one company for trash removal and every owner shall be subject to the requirement to use such company for trash collection services.
9. No signs are permitted in windows, except for alarm and pet signs. Homemade signs in yards are prohibited. For sale or rent signs must be Flowers Plantation signs. All signs must be approved by Flowers Plantation Foundation.
10. Maintenance of the yard to keep it free from offensive odors is required. • Please note all homeowners are required to pick up after their pets. Please be courteous! • Pets outside the yard must be on a leash.
11. Parking is prohibited on the grass or the medians. • Street parking is discouraged. If you have space in your driveway, please move your cars off the street. • Parking over the sidewalk is prohibited per Forge Creek HOA covenants including sidewalks that go through driveways.
12. No items (toys, bikes, garden equipment, trash containers, chairs, wood, recycling bins, etc.) may be left in front or side yards or on porches when not in use.
13. All garage doors should be kept in the closed position unless it is in use.

14. Recreational vehicles, watercrafts, boats, trailer, campers, etc. may only be parked in an enclosed garage. Otherwise, none of the aforementioned may be stored on the property or in the neighborhood.
15. Satellite dishes, no more than 18” in diameter, with hidden cable. • Preferred placement of the dish is on the rear roof. If placement is necessary on the side of the yard, screening with plant material and/or painting the dish to match the background is required. • Dishes placed in the front yard are prohibited, unless written architectural approval is received.
16. The minimum square footage for any home to be constructed in this community is 2800. The maximum heated square footage for any home in this community is 3500 heated squared feet. This requirement is exclusive of porches, decks, garages, and any other unheated square footage including attics and basements.
17. 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 12ft x 16ft.
18. All front porch lights and ceiling fans including blades, garage coach lights and house numbers shall only be black in color.

ARCHITECTURAL REVIEW COMMITTEE (ARC) The Declarations establish an Architectural Review Committee, from now on referred to as the ARC, to be comprised of three (3) to five (5) representatives to rule on architectural submittals. The ARC is charged with conducting the review of all applications for exterior changes and with rendering a decision to the applicant within 30 days. The ARC will respond in writing with either an approval, approval with conditions, disapproval or a request for more information on the project. More information may be required for the ARC to make an informed decision. It is the Homeowner’s responsibility to provide that information in a timely manner. If the ARC fails to render a decision (after receiving all required information) in the allotted 30 days, the approval will not be required and the application will be considered to have been approved. The ARC may from time to time publish and promulgate architectural standard bulletins, which shall be fair, reasonable, and uniformly applied. The ARC shall be responsive to technological advances or general changes in architectural designs and materials and related conditions in future years and use its best efforts to balance the equities between matters of taste and design (on the one hand) and use of private property (on the other hand). Such bulletins shall supplement the Declaration and are incorporated herein by reference.