

ARBOR WALK FENCE GUIDELINES

April 24, 2006

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All fences must have Architectural Control Committee (ACC) written approval in the form of an approved Arbor Walk Architectural Control Committee Request form. You can get the form from the website www.carolinahoa.com or contact Dorchester Real Estate Services (DRES) at 843-563-5005 to request one through the mail. In addition to the form, a site plan (use the final survey from your closing package) denoting the location of the fence, together with information as to existing fences erected on adjacent properties, must be provided. You may fax your completed ACC request form and accompanying date to DRES at 843-563-5095.

1. Fences are to be constructed of cedar, redwood or pressure treated pine. No vinyl, wrought iron or chain-link fences are allowed.
2. Fences are to remain "natural" and may not be painted. Clear coats or sealants are allowed and encouraged.
3. Fences are to be standard height of 72 inches (with the exception of item 4) and are to follow "the lay of the land".
4. Fences on property lines abutting corners or lakes (and possibly including wetlands, wetland buffers, ponds, forested areas, HOA areas or any other areas as determined by the ACC) are to be 48 inches high or 72 inches high and are to follow the "lay of the land". *Fences will be approved or disapproved on a case by case basis by the ACC.*
5. All 72 inch tall fences are to be shadow box or solid, privacy style (see attached detail).
6. The crossbeam structure and vertical supports must not be visible from any street or adjacent properties (must face inside toward yard making the outside face the finished side).
7. Gates must be constructed with material that matches fencing material. Appropriate hardware for gates must be used and maintained in like-new condition.
8. Privacy fences (72in. tall fences) may not be scalloped.
9. Fences may not impede the natural water flow. A fence may not obstruct a drainage ditch, catch basin, drainage swale, storm sewer or storm drain. To fence-in a drainage easement, written approval from the Town of Summerville (in the form of an approved Encroachment Permit) is required. The letter from the Town granting permission must be attached to the ACC request from when submitted. If the Town of Summerville or any other applicable municipality or entity is required to access a homeowner's fenced-in drainage easement, the fence will be removed at the expense of the homeowner and the Town/municipality will not be responsible for re-installation of the fence.
10. Fences are to be installed "right on" the property line, no side yard gaps-no setting inside the property line.
11. Fences are to extend from the rear property line to between one-third and one-half up the side of the house.
12. Fences in front yards are prohibited.
13. If the lot adjacent to your lot already has a fence in place, your fence is required to "butt-up" to the existing fence. Be sure that the existing fence is installed "right on" the property line.
14. Fence installation must be completed within two weeks after initiation.