



Brandy Mill Community Association, Inc.

P.O. Box 1086

Summerville, SC 29484

ARCHITECTURAL GUIDELINES FOR RESIDENTIAL MODIFICATIONS

No building, shed, wall, fence, swimming pool or other structure or improvement of any nature, shall be commenced, erected, placed or altered in anyway which materially changes the exterior appearance of the property, until plans and specifications are submitted to and approved in writing by the Architectural Review Committee.

Request for approval should be emailed to hoa@brandymill.org

Or mailed to: Brandy Mill ARC
P. O. Box 1086
Summerville, SC 29484

Submit application AND a plot (site) plan for the property to indicate the exact location of the improvement, including dimensions and distances from side and rear property lines. Incomplete requests will be returned without action.

1. Fences. Specifications should include the width of gates, the proposed height of the fence (not to exceed six feet), the type of construction, and if applicable, a drawing of a section of the fence indicating its finished appearance. Fences cannot extend past the back corner of the house going toward the front lot line. In addition, Dorchester County and the Town of Summerville strongly urge homeowners not to fence within dedicated drainage easements; however, if the owner intends to fence the easement, submit an application to the Architectural Review Committee. If the fence is to be constructed inside the property line, the owner is responsible for maintaining the area outside the fence to his property line.

The construction side of all fences must face the interior of the Lot.

It is the responsibility of the homeowner to verify all property comers. All fence location measurements should be made using the metal boundary comer pins of the lot as a reference. Using the house as a reference may lead to an error in fence location.

Note: All fence location measurements should be made using the metal boundary corner pins of the lot as reference. Using the house or other structures as references may lead to an error in the fence location.

The HOA is responsible for the maintenance of fencing located on Brandymill Boulevard.

2. Porch additions. Please include working drawings that show construction details of roof, sides, floor, and electrical. Exterior materials, paint color, and roof shingles must match the existing structure.
3. Swimming Pools. Include the pool dimensions, width of deck and distances from all property lines. Refer to the recorded Covenants and Restrictions for required setback distances. Since fencing is required, show fencing which presently exist or proposed fence location and details as set forth in Item 1 above.
4. Outbuildings. Request must include complete working drawings showing construction details of the entire building and the front, rear and side elevations. Exterior materials, paint color and roof shingles must match the existing structure. (Example of required details is attached).
5. Extensions to or additions of concrete driveways or walkways. Include a detailed description as to the design and construction specs.
6. Dwellings. No residence or dwelling shall be erected on any of the Lots unless said residence or dwelling be constructed with a minimum of one thousand (1,000) square feet of total enclosed dwelling area. The term "enclosed dwelling area" as used in these minimum size requirements does not include garages, terraces, decks, porches and like areas. No dwelling with an actual cost of less than \$25,000.00 shall be erected on any Lot. Each dwelling shall be harmonious and compatible with surrounding residences and topography.
7. Trees. No live oak tree over four (4") inches in diameter measured at a height of five (5') feet above grade shall be removed unless specifically approved in writing by the ARB. No tree of any other kind larger than six (6") inches in diameter measured at a height of five (5') feet above grade shall be removed unless it falls in the area occupied by the proposed building, patio, or driveway or within two (2') feet of said area.
8. Other. Any other modifications to the exterior of the home (ie. changes in paint color, addition of shutters or screen doors, change in style of mail box, etc.) must be submitted in writing to the ARC. Color modification requests should include color chips labeled as siding or trim. Requests for shutter or screen door additions should include a picture of the shutters or door and the color proposed. Change in type or style of mail box should

also be accompanied by a picture showing style and color. No Lot Owner shall change the elevation of his Lot in such a way as to adversely affect adjacent lots.

Note: All construction or modification must be completed within 180 days of the date the construction or modification commences.