



2021078524

MISC/DEED Book: DE 2632 Page: 3967 - 3986

20 Pgs

August 13, 2021 02:23:48 PM

Rec: \$25.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Hanney

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

**AVONDALE WEST PROPERTY OWNERS
ASSOCIATION, INC.**

RECORDING OF DOCUMENTS PURSUANT TO
THE SOUTH CAROLINA HOMEOWNERS
ASSOCIATION ACT (S.C. CODE ANN. §§ 27-30-
110 TO -170):

1. AVONDALE WEST ARCHITECTURAL DESIGN
REQUIREMENTS

CROSS REFERENCE: *AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS FOR AVONDALE WEST FORMERLY KNOWN AS THORNTON HALL
recorded in Book 2368, Page 2948.*

WHEREAS, the South Carolina Homeowners Association Act (S.C. Code Ann. §§ 27-30-110 to -170) requires Homeowners Associations to record Governing Documents, Rules, Regulations, and amendments thereto; and

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements for Avondale West Formerly Known as Thornton Hall was recorded on February 17, 2010 in the Office of the Register of Deeds for Greenville County in Deed Book 2368 at Page 2948 (as amended and supplemented, the **“Declaration”**); and

WHEREAS, pursuant to the Declaration, Avondale West Property Owners Association, Inc. is the Homeowners Association for Avondale West; and

WHEREAS, Avondale West Property Owners Association, Inc. desires to comply with the recording requirements of the South Carolina Homeowners Association Act by recording its Governing Documents, Rules, and Regulations, as amended, that have not already been recorded; and

NOW THEREFORE, in accordance with the foregoing, Avondale West Property Owners Association, Inc. does hereby record the following to comply with the recording requirements of the South Carolina Homeowners Association Act:

1. Avondale West Architectural Design Requirements – attached as **Exhibit A**.

AFTER RECORDING, PLEASE RETURN TO:
MCCABE, TROTTER & BEVERLY, PC
4500 FT JACKSON BLVD, STE 250
COLUMBIA, SC 29209
MTB FILE NO.: 21055.6

EXHIBIT A

Avondale West Architectural Design Requirements

07-23-2021

Table of Contents

1. Intent of Guidelines

- a. Design Objectives
- b. Function of the Architectural Review Committee
- c. Purpose of Standards & Guidelines
- d. Fines for Non-Compliance

2. Review Process

- a. Explanation of the Process
- b. What's Needed for the Review
- c. Building Fee and Deposit

3. Design Guidelines

- a. Setbacks
- b. Architectural Designs
- c. Building Size
- d. Building Form
- e. Materials & Colors
- f. Retaining Walls
- g. Appurtenances
- h. Landscape
- i. Pools & Fountains
- j. Driveway / Parking

4. Construction Guidelines

- a. Before Construction
- b. During Construction
- c. After Construction

d. General Regulations

5. Existing Home Guidelines

6. Miscellaneous

I. Intent of Guidelines

A. Design Objectives

Avondale West is dedicated to preserving a unique and ecologically friendly community. The architectural design and construction philosophy of the development is that homes should generally be unobtrusive in form and color in order to complement their natural setting.

This philosophy suggests that each home be treated as a carefully planned addition to the natural setting and becomes one with it.

B. Function of the Architectural Review Committee

The Declaration of Covenants, Conditions, Restrictions and Easements for Avondale West (“Declaration”) delegates the conditions and restrictions of the development to the Architectural Review Committee (“Committee”). Article VI of the Declaration reads as follows:

No improvement or modification, including without limitation, fences, walls, signs, and buildings shall be undertaken upon any Lot unless the plans and specifications and a site plan showing the location of the proposed improvements on the Lot shall have been submitted to the Architectural Committee established in Section 2 of this Article and is expressly approved by the same in writing.

No application for a building permit for a structure is to be made, nor any landscaping done for a new or existing residence, nor any addition to any existing building or alteration or change to the exterior thereof be made, unless and until the Lot Owner(s) have complied with the requirements set forth Avondale West Architectural Submissions Requirements.

Plans submitted for construction of initial improvements upon the lot or parcel must contain details as set forth in the Avondale West Architectural Submissions Requirements and must also contain details of any driveway serving the lot or parcel to be improved including intersection of such driveway with the roads in the Development.

Samples for all exterior materials and other exterior improvement implements must be submitted for approval as set forth in the Avondale West Architectural Submissions Requirements prior to completion of exterior framing and prior to the placement of any roofing material on the residence.

The landscape plan must be submitted to the Committee for approval no less than forty-five (45) days from the expected date of completing construction of the residence.

C. Purpose of Standards and Guidelines

The Committee is granted the authority of establishing design guidelines through the Declaration. It is the purpose of these Architectural Design Requirements (“Requirements”) to encourage construction of excellent architectural design and character appropriate to the natural surroundings and existing homes of Avondale West.

The contents of these requirements, and any actions of the Committee or its agents, are not intended to be, and should not be construed to be an approval of the adequacy, reasonableness, safety, structural integrity, or fitness for intended use of submitted plans, materials, or constructions, nor ensuring compliance with building codes, zoning regulations or other governmental requirements. Neither the Avondale West Homeowners Association, the Board, the Committee, nor any member thereof shall be held liable for injury, damages, or loss arising out of any approval or disapproval, construction, or through such modification to a lot.

All applications submitted to the Committee are considered in the context of the subject property, its location and surroundings, and the overall community at that point in time. Design elements that exist on another property within the community may not necessarily be approved for the subject property for a variety of reasons.

Property owners are encouraged to carefully review these requirements, as well as the covenants. Note that in event of a conflict, the Declaration of Covenants will control.

D. Fines for Non-Compliance

When a lot owner or the lot owner’s contractor is notified of being out of compliance with the Architectural Guidelines, it is expected that the issue(s) will be addressed and corrected/resolved immediately. The target date for achieving compliance of the issue(s) by the lot owner is normally forty-eight (48) hours, unless an alternate timeframe for achieving compliance is communicated to the lot owner and the lot owner’s contractor by the ARB, the HOA Board or their agents.

If the issue is not resolved by the stipulated deadline, the lot owner will be fined at the rate of \$250 per week for each week that the non-compliance continues. In the event that the issue is still not addressed satisfactorily after 4 weekly fines, the fine will increase to \$500 per week.

Any fines imposed will be billed at the end of each month. Payment will be due within thirty (30) days of the date of the bill from the HOA or their agents. Any fines not paid within thirty (30) days of billing will bear interest at the rate of twelve percent (12.00%) per annum. If the imposed fines are not paid, a lien may be placed on the property.

This section of the Guidelines applies to both new construction and existing homes.

II. Review Process

A. Explanation of the Process

The review process has been set up to establish a systematic and uniform review of proposed construction and landscaping. It is encouraged all submittals to the Committee for house construction be made by an architect registered in the State of South Carolina or a residential designer authorized to do business in South Carolina.

It is not the intention of the Committee to stifle creativity in producing a strong identity, provided the design conforms to the Declaration and these Requirements. The Committee, however, through its review procedures, may disapprove any proposed construction or landscaping on purely aesthetic grounds. If an owner or builder has any question as to whether a characteristic of the proposed design may fall outside the guidelines, it is strongly advised that the owner, architect, designer or builder contact the Committee for discussion prior to investing significant time and money in detailed plans.

No site clearing, material deliveries, or construction may begin without first obtaining approval from the Committee. All normal procedures set up by the City of Greenville and the City of Greenville Building Department must be followed as well.

The Committee, at its discretion, may establish a fee for final review upon completion of construction. All requirements shall be completed or the Committee may refuse to review a submittal. The Committee encourages personal presentations of the submittal by architects, designers and/or owners.

B. What's Needed for the Review

All submittals for new home construction should include one full size set of plans and an electronic version as well. The total package submitted to the Committee must include:

1. Dimensional Site Plan

The site plan shall show the roof plan of the house and contain dimensions demonstrating conformity with all required easements and setbacks. Driveways and walks must be located along with the proposed location of HVAC units and electric meter. Site plans must also include the following area calculations: (a) area of building footprint (all heated and unheated spaces, in square feet), (b) area of all decks, stairs and porches; (c) area of driveways and walks with the total of those

areas in square feet (area of improvements), the total area of the lot in square feet, and the area of the improvements expressed as a percentage of the total lot area.

2. Elevations

Drawings shall be ¼” scale, representing the view of all exterior sides of the proposed structure. Wood, stucco, brick, masonry elements, and all other cladding materials of all exterior walls shall be accurately and fully depicted.

3. Floor Plans

Floor plans shall be drawn at ¼” scale, containing all information necessary for construction.

4. Building Section

Drawn at ¼” scale, necessary for clarification of construction.

5. Details

Plan details shall include the following:

- a. Typical wall section
- b. Exterior trim
- c. Window and door details
- d. Exterior walls, fences, screens or retaining walls
- e. Railings and/or seating
- f. Screen porch section

6. Specifications

Plan specifications shall include all of the work and/or materials included in the Avondale West Architectural Submissions Requirements.

7. Color Samples

Proposed colors of all exterior materials including brick, trim, siding, roofing, stucco, shutters, window frames, and soffit must be submitted in accordance with the Avondale West Architectural Submissions Requirements.

8. Landscape Plans

Prior to landscape installation, the Committee must review and approve the landscape plan. The landscape plan shall be drawn in accordance with Avondale West Architectural Submissions Requirements. A plan drawn to a ¼” scale is preferred. At a minimum, the plans must include a drawing that shows the location and type of trees, shrubs, grass, mulch, and any other landscaping improvements to the real property. Adequate plant screening should be provided for HVAC units, trash enclosures and electric meters. The contractor shall be responsible for locating existing utilities prior to excavation.

C. Building Fee and Deposit

Upon approval of plans by the Architectural Review Committee, and before lot preparation begins, the lot owner must submit a \$5,000 deposit to the Avondale West Homeowners Association. The first \$2,500 is a fee to cover wear and tear on the streets of the community by construction and materials delivery vehicles, and is non-refundable. The remaining \$2,500 is a deposit to cover damage to the common property of the association that can be directly attributed to construction or materials delivery vehicles and/or personnel associated with construction on the subject lot.

The \$2,500 deposit will be refunded upon full completion of the project if no damage has occurred or such damage has been sufficiently repaired. Otherwise, the Association will contract to repair the damage and refund the difference, if any, between \$2,500 and the cost of the repair. It should be noted that the lot owner will still be liable for any damage in excess of \$2,500.

The \$5,000 fee and deposit cover only damage to common property of the HOA. Any damage to individual lots, mail boxes, etc. are independent of these fees and are an additional responsibility of the owner of the lot on which the home is being constructed.

III. Design Requirements

One of the major goals of every architect or designer participating in the design of plans for Lot owners at Avondale West must be to integrate successfully every structure with its surrounding natural environment and the existing homes in the development. The Committee will weigh this factor heavily in reviewing the submitted plan.

Consideration should be given to prominent and potential views, orientation to privacy from the street, neighbors, etc., in addition to the materials, scale and form of existing homes in the neighborhood. These factors are very important in blending the proposed design with the existing neighborhood.

Setbacks

The buildable area of every lot must be delineated to determine the portion of the lot upon which the house may be constructed. This area is sometimes specified by the easements and setbacks specified on the subdivision plat, or in the legal description of the lot. In the absence of setbacks specified on the subdivision plat and/or covenants, the typical setbacks required by the Committee are:

Front or Side Yard (adjoining a street)	25 feet (min. 40' center R/W)
Rear Yard (interior boundary)	10 feet
Side Yard	5 feet

The setbacks outlined above are for a “typical” building site. Larger, as well as irregular sites may suggest to the Committee that these setbacks be altered. It is imperative that the owner, architect, or designer obtain from the Committee a reading on specific setbacks before proceeding beyond the conceptual stage. The side or rear yard setback, which is applied to waterfront lots specifically, prohibits construction of any building (including stoops, porches or decks—whether attached or unattached) nearer than 15 feet to the waterside lot line. The waterside lot line means the top of the bank of any stream, pond, lake, or other water source.

Architectural Designs

The architectural design concept for Avondale West is that home structures should be generally unobtrusive in form and color to complement their natural surroundings and existing homes in the neighborhood. If the envisioned design differs significantly from existing homes in the development, the owner/designer is strongly advised to consult with the Committee in advance of developing the plans.

Garage Locations

Garages with openings facing the street are strongly discouraged and should be considered only when the lot size does not permit an alternative design.

Building Size

Each lot shall contain no more than one residential dwelling containing the minimum heated floor space. The minimum size of homes in Avondale West is:

- (a) For one story dwellings, a minimum of 2200 heated square feet.
- (b) For one and one-half story dwellings, a minimum of 3000 heated square feet, with a first floor minimum of 1900 square feet.
- (c) For two story dwellings, a minimum of 3200 heated square feet, with a first floor minimum of 1900 heated square feet.

In calculating the minimum floor space, only the heated area of the dwelling shall be included. Any area comprising porches, garages, breezeways, porte-cocheres, unfinished attics and unfinished basements shall be excluded from the measurement to determine compliance with these requirements.

A two-car garage shall be provided for each dwelling. Garage square footage is not included in the minimum square footage requirements stated above.

Homes shall not exceed 2 stories in height above the foundation wall without approval from the Committee. In addition, while maximum building sizes may not be specifically established in your Deed or the recorded Declaration, the Committee may, at its discretion, disapprove a submittal that is considered inappropriate for the site due to size. The Committee may not approve any submittal that crowds the site and/or is out of context with other dwellings in the area.

Building Form

The building form of every residence should be a carefully planned addition to the natural setting. Building shapes should provide interest and be compatible with neighboring homes. Large homes can be made to appear smaller and small homes to appear larger by the manipulation of shapes and forms, and by the effective use of decks, garages and screened porches.

In the case of single-story homes, for example, steeper roof lines and dormers would be helpful in blending in with nearby two-story homes.

The roof of each home should complement the design of the home, the natural surroundings and neighboring designs.

No more than two like or similar floor plans shall be allowed in the neighborhood. Any residence(s) with like or similar floor plans must contain a minimum of four (4) lots in between one another in all directions. Further, any residences with like or similar floor plans must contain exterior features and other architectural implements so that the residences are architecturally distinct from one another.

Materials and Colors

All exterior materials and colors should complement the surrounding environment. The use of brick, stone and stucco is encouraged. The use of vinyl or aluminum siding will generally not be approved. Under no circumstances shall the exterior cladding on a given residence be comprised of more than twenty-five (25%) percent of wood, Hardiplank or similar exterior cladding material. Wood, Hardiplank (or similar material) is recommended for exterior trim.

The exterior surface of any garage or appurtenant structure shall be aesthetically compatible with, and of material and construction comparable in design and composition to the main exterior cladding of the dwelling.

Roof vents and accessories should, when possible, be located away from elevation and painted to match the roof color. Sloping roof pitches are required to be a minimum of 7/12 and a maximum of 12/12 for functional and aesthetic reasons.

Retaining Walls & Foundations

Retaining walls may be used to reduce the area that needs grading. Any retaining wall or exposed concrete block or poured concrete foundations on the lot must be finished in a manner that is compatible with the dwelling. Brick, stone, decorative stone block or stucco finishes are acceptable, but any finish must be reviewed and approved by the Committee.

Retaining walls constructed of landscape timbers or crossties, if visible from the street, must be shielded or softened by an approved landscape method.

Appurtenances

Landscape and other exterior lighting (other than temporary Christmas lighting) requires Committee approval and must be installed so as not to disturb neighbors or traffic.

The construction of game and play structures as well as swimming pools and tennis courts are considered improvements and must be submitted to the Committee. Approval of such structures generally depends on their location, appearance and related landscaping. Typically, they should not be visible from the street.

No residence or building of a temporary nature will be permitted or allowed on any lot.

No antennae, satellite dish, or disks, or antenna towers for receiving or transmitting radio, television or other electronic transmissions shall be permitted to be placed upon or used on any Lot, except for small television receiving disks, not exceeding 24 inches in diameter, attached to or ground mounted immediately adjacent to the rear or side of the dwelling or garage. When placed on, or to the side of the dwelling, the device should be at least 15 feet behind the front of the dwelling.

Installation of solar panels or other solar energy gathering materials on the home or lot must be reviewed in advance by the Architectural Review Committee. Generally, they will not be approved for installation on the roof or anywhere else on the home if visible from the street or from the neighboring properties and common areas. Mounting on a rear-facing roof surface will be considered if the panel is similar in color to the roof itself.

Landscape

All improvements should be oriented and planned to minimize the alteration of the land and lessen the impact to the ecosystem. To ensure the overall beauty and aesthetic appeal of Avondale West is preserved and enhanced, the Committee has the authority to approve or disapprove landscape plans for all structures.

The Committee suggests a registered landscape architect design and prepare site plans, specific to the lot being landscaped. This assures a minimum level of competency and aesthetic appeal and appropriate blending to the surrounding environment.

Rocks, berms and plants may be used to create outdoor spaces. Lawn areas are encouraged, particularly in the front as they greatly enhance the appearance of the yard and residence. The use of native grasses, ground covers and flowers are encouraged. It is critical the storm drainage system for the site be integrated into the overall landscape design.

The planting plan should sufficiently screen utility areas, break up the foundation of the building, and provide cover for areas disturbed during construction. Plants for screening should be of sufficient size and variety to ensure an adequate buffer within a year or two. Foundation plantings should be of sufficient size to screen any crawl spaces under decks. Cutting or vegetable gardens should be adequately screened.

In the event trees, shrubs or ground cover are removed in connection with lot improvement, at least 50% of the area cleared of such vegetation (excluding built-upon area) shall be replaced with grass or other vegetation cover, to be maintained by the lot owner.

Mulching, preferably with pine bark or pine straw, is required for all planted areas. The mulching provides a smooth transition to the existing natural vegetation. Rock or pebbles are not acceptable mulching material.

Plant and landscape lighting is encouraged in moderation. Path lighting, if used, must be no taller than 3 feet mounting height and use no more than 60-watt incandescent lamps. The location, placement and direction of lighting should enhance the landscape and residence and not infringe upon adjacent properties. Down lighting is encouraged so as to reduce glare. Colored lights are prohibited, as a normal feature in landscape lighting. Spot and flood lights may be considered on a case-by-case basis, depending on orientation and location.

All landscape plans must include foundation screening for the front and both sides of the home. For homes that have rear exposure to other lots in the community, the landscape plan must also provide foundation screening for the rear of the home.

Owners are encouraged to plan and budget this portion of the building plan well in advance, as full landscaping is expected to be installed prior to or simultaneous with the owner occupying the completed home.

Pools & Fountains

The size, shape and location of pools and fountains must be designed to achieve compatibility with the surrounding environment. The location of swimming pools, in particular, should consider many factors including setbacks, views to and from the pool area and fencing. Any swimming pool should be well screened from street view. Pool and equipment enclosures must relate architecturally to the home in their placement, materials and detailing. No above ground pools, temporary pools or inflatable covers are permitted.

Fountains and cascades are allowed, providing the site, shape and location is compatible with its natural surroundings and the residence.

Driveway / Parking

During construction, driveways must be graveled before construction starts to avoid tracking dirt and mud into the street. Permanent driveways and parking areas must be surfaced. A hard surface, such as brick, concrete, paving stone, or asphalt must be used and adequate drainage provisions must be made to accommodate heavy rains.

A concrete or asphalt apron that blends with the street must be installed to the edge of the street. It must be at least 20 feet wide at the connection and taper to meet your driveway surfacing. The driveway must be at least 10 feet wide.

Guest parking must be accommodated within the property lines, with off street parking provided for at least two automobiles. Current license plates must be affixed to all parked vehicles.

IV. Construction Guidelines

Before Construction

After completing the review process and receiving final approval of the construction documents from the Committee, the following steps shall be followed before lot clearing, material deliveries or construction may begin.

Every job site must contain an approved sign identifying the Contractor. No other signs shall be placed on the job site. The necessary permits shall be posted on the Contractor's sign before clearing or construction may begin or materials are delivered. At no time shall a sign or permit be nailed to a tree.

During Construction

All construction at Avondale West will be under observation by the Committee. Periodic field inspections may be conducted by Committee members on any residence under construction.

Each construction site is required to have a job toilet for use of workers. When possible, it must be in an inconspicuous location with door facing away from the street and neighboring homes. Care should be taken when loading trucks hauling trash so as not to have it spill over in transit. Contractors shall be responsible for trash and debris falling from construction vehicles.

All construction materials must be kept within property lines, maintaining a clear street right of way. Access to the site should be limited to the proposed driveway site. Access over/through adjoining properties without the owners' consent is expressly forbidden. Storage of materials on adjoining properties is also prohibited unless written permission has been obtained from the owners. Temporary storage structures, as approved by the Committee, may be used to store materials, but may not be used as living quarters.

Site cleanliness shall at all times be maintained at an acceptable level. All construction debris and litter shall be controlled in a manner that prevents any hazardous condition and/or distribution to other Lots. If not so maintained, the Committee may issue a "Stop Work" order. A commercial dumpster shall be placed on each job site and shall be dumped when necessary.

"The building contractor and, ultimately, the lot owner, are responsible for controlling the dirt, mud and other debris that washes out from, or is tracked out, from the work site onto the street. Any spills that occur must be cleaned up immediately. Dirt or mud left in the street may result in fines."

The temporary power pole must be installed plumb and will not be allowed to be used for placement of signs. A temporary water hook-up may be utilized.

In summary, residential construction sites in Avondale West must include:

1. Commercial dumpster
2. Job toilet
3. Temporary utilities
4. Job sign (with permits)

After Construction

The construction of the residence shall be completed and landscaping shall be conforming to the plans previously approved by the Committee. Any unauthorized changes must be corrected or resolved before final approval can be obtained.

Upon completion of construction and landscaping, all building debris shall be removed from the site and the surrounding area. All construction debris and litter shall be removed within 15 days of construction completion. The construction site sign and temporary power pole shall also be removed. Upon completion of all construction except landscaping, the Contractor may notify the Committee that he is ready for final inspection. The Committee may issue an approval, subject to completion of landscaping. In that event, landscaping must be completed within 30 days of occupancy or completion of construction, whichever is earlier.

If the above guidelines are not met, the lot owner is subject to fines as set forth in Section 1 Subpart (d) above.

General Regulations

All builders of residences at Avondale West must be licensed by the State of South Carolina. At a minimum, an appropriate South Carolina residential builder's license is required. Construction access to and from the development is to be only from the Hindman Road entrance.

Hours during which construction activity is permitted within the development are limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on weekends and holidays.

The conduct of all workers is the responsibility of the Contractor. Workers are not permitted to use Development facilities. Loud vehicles and speeding are not permitted in the Development. All construction vehicles should be parked on the same side of the street as the construction site so as to provide for unobstructed flow of traffic. Loud music or other noise not necessary for the construction activity will not be permitted at any time.

The construction of all residences must be completed within one year of the issue date of the building permit with all exceptions requiring approval of the Committee. The Contractor must have the owner or architect/ designer submit all proposals for exterior changes prior to implementation.

V. Existing Home Guidelines

Generally, the same guidelines that apply to new construction also apply to changes to an existing home and its surroundings. No alteration, including painting or staining, affecting the exterior appearance of any building or landscape shall be made without approval of the Committee. For clarity, this would include:

- *Any change to the shape of the building, such as additional floor space being constructed.
- *Any change to a design element of the building, such as addition or removal of shutters, awnings, redesign of front porch, changing the composition or design of the driveway, etc.
- *Any change to any of the exterior colors of the building, whether paint color, roof color, trim color, etc.
- *Addition of a significant landscape feature, such as a pool, fence, or fountain (or other water feature).
- *Significant redesign of the landscaping of the property.

Certain minor changes do not need Committee review and approval. Examples are:

- *Painting or staining an exterior surface with the same color as the original.
- *Replacing a roof with the same color roofing.
- *Converting a lawn from one variety of grass to another.
- *Replacing some shrubs with others of similar size and characteristics or making other minor changes to the landscape.

If the owner is unsure as to whether the contemplated change is one that does, or does not, require Committee approval, it is best to consult with a committee member before undertaking the change.

All applications submitted to the Committee are considered in the context of the subject property, its location and surroundings, and the overall community at that point in time. Design elements that exist on another property within the community may not necessarily be approved for the subject property for a variety of reasons.

Every property owner is responsible for preventing the development of an unclean, unsightly, or unkempt condition of buildings or yards. In natural areas, weed growth must be controlled.

To retain the aesthetics and property values of our community, it is important that the property owners maintain the appearance of their homes and lots to a level that is consistent with the Architectural Guidelines and a high degree of cleanliness and appearance. It is each owner's responsibility to stay aware of the guidelines in this document and the Restrictive Covenants and to assure that his/her property is in compliance at all times.

If the ARC and/or the Property Management representative(s) perceive that a property is out of compliance, the owner will be contacted to discuss the issue. If the matter is not satisfactorily resolved, fines may be applied until the property has come in to compliance.

VI. Miscellaneous

- (a) Approved plans will be valid for two years, including all construction and landscaping. Approved landscaping must be in place within 30 days of occupancy or completion of construction of the building, whichever is earlier. If planting should coincide with the summer months of June—September, it may be deferred until October. The Committee may grant extensions due to inclement weather.
- (b) All planting, fixtures, fences and landscaping damaged during construction by vehicles, fire or other causes attributable to the contractor, or subcontractors, shall be repaired or replaced by the owner of the lot on which the construction is taking place.
- (c) Any clearing, grading, or building on a site without approval by the Committee may result in suspension of work and denial of access to Avondale West by the contractor.
- (d) Boats, golf carts, trailers, RVs, motorcycles, bicycles and other recreational equipment should be stored in the garage. Any vehicle or equipment that cannot be stored in a garage structure or discreetly screened as approved by the Committee must be stored offsite at the owner's expense.
- (e) No mobile home or structure having the characteristics or appearance of a mobile home shall be located on any lot.
- (f) No trailer, motor home, recreational vehicle or camper shall be used as a residence within Avondale West, either temporarily or permanently.
- (g) No fence shall be erected on any lot without prior approval of the Committee. Materials, height and location are subject to approval by the Committee. Orientation of the proposed fencing to neighboring properties will be a primary consideration.

(h) No basketball hoops or goals, whether free-standing, removable, or attached to mounts shall be placed in or on any street, side walk, easement, or attached to the front or side of dwellings or garages.

(i) No advertising signs or billboards shall be erected on any Lot. However, this restriction shall not apply to signs used to identify and advertise Lots for sale or small signs notifying the public that a home is protected by an automated security system. Such sales and security signs shall not exceed the size and type commonly used for such purposes in Greenville County.

(j) **The Community has very narrow streets.** Therefore, in the interest of safety, on street parking should be limited to short-term special events such as in-home gatherings and must be confined to one side of the street. Overnight parking must be confined to residences' garages and driveways.

I represent that I have completely read the Avondale West Architectural Design Requirements, that I fully understand and voluntarily accept the terms, conditions and requirements contained therein and agree to be bound by the same.

Homeowner:_____ Date:_____

Homeowner:_____ Date:_____

I represent that on or about ___/___/20__ (mm/dd/20yy) I provided a copy of both the Avondale West Architectural Design Requirements and the Avondale West Architectural Submissions Requirements to the aforementioned owner(s).

Realtor/Agent:_____ Date:_____