



and all other structures, outbuildings, yards and landscaping (hereinafter collectively referred to as "Design Details)) shall be undertaken upon any Lot, except by Declarant or, unless the plans and specification 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 expressly approved by the same, and by the Board of Directors, in writing. The terms of this Article VII shall also not apply to the initial construction of improvements on a Lot by Declarant. The plans should also indicate the location of all existing trees on the Lot in excess of six (6) inches in diameter, such measurement to be taken four and one-half (4-1/2) feet above grade. No subsequent alteration or modification of any existing improvements or construction, erection or installation of additional improvements may be undertaken or allowed to remain on any of the Lots without the review and express written approval of the Architectural Committee and the Board of Directors, subject to Section 5 below.

Failure to submit plans or commencing construction without the prior written approval of the Architectural Committee and the Board of Directors (as required herein) shall be grounds for the Board of Directors to levy a fine against such Owner. Said fine shall be a lien against the Lot enforceable as a mortgage upon the filing of such lien as provided herein. Such lien shall be subordinate to the lien of any mortgage of record against such Lot.

**Article IX, Section 13:**

Animals; Pets; Livestock. No animals, livestock, exotic pets, poultry, or other fowl of any kind (whether domestic or exotic) shall be raised, bred or kept on any Lot, except that a reasonable number of dogs, cats or other small-in-door household pets ( ex. Parakeets, fish, hamsters, gerbils) may be kept; provided, however, that they are not kept, bred, or maintained for any commercial purposes. "Reasonable number" shall mean no more than two pets at any given time may be outdoors and when outdoors must be secured by a leash or kept within an invisible fence or a physical fence. Any household pets must not constitute a nuisance or cause unsanitary conditions. All applicable local laws or regulations, including leash laws, shall be observed. No outdoor dog kennels will be permitted within the community. No dogs such as "pitbulls", that may be considered inherently dangerous, will be allowed. The owner shall immediately remove any pet waste.

**Article IX, Section 16:**

Fences. No fences shall be erected or begun on Lots 1 through 10. Fences may (i) only be constructed in the rear 1/3 of the lot; (ii) must run perpendicular from the house to the lot perimeter, then along the perimeter back to existing 8' wooden neighborhood fence; (iii) must utilize any existing yard fences to create the fence line, (iv) must be constructed to match all existing yard fences, and (v) must be 4' tall. An Owner must submit a written request to the Architectural Review Committee and obtain written approval from the Architectural Review Committee and the Board of Directors prior to construction of a fence.

**Article IX, Section 25:**

Clotheslines and Garbage Cans. Exterior clotheslines are not permitted on Lots. No garbage incinerators shall be permitted on any Lot.

**Article IX, Section 30:**

Grilling Pads. The owner must submit a written request to the Architectural Review Committee to add an additional concrete pad extending from the covered patio provided it extends no more than eight (8) feet to the rear of the property, and is the same width as the existing patio. This pad may be used for grilling purposes so that the grill can be out from under the covered patio. All requests must be approved by the Architectural Review Committee and the Board of Directors, in writing, prior to construction of the concrete pad.

**Article IX, Section 34:**

Fencing. This section shall be omitted in its entirety.

**Article IX, Section 35:**

Flag Poles. No flag poles shall be placed on any lot. One approved decorative flag per home may be displayed from a front porch column. Approved flags may not be larger than 3 x 5 feet, and must be an American flag, a South Carolina flag, or a flag with the official logo of a professional or college sports team. All other flags are prohibited.

**Article IX, Section 36:**

Fenced Gardens. This section shall be omitted in its entirety.

**Article IX, Section 38:**

Planters. Planters may be placed on the driveway, under carriage lights, sidewalks, porches, and patios. All readily visible planters may be reviewed and prohibited at the discretion of the Architectural Committee.

**Article IX, Section 39:**

Dead Plants. Dead plants anywhere in the yard, including pots, are prohibited.

