

River Hills Property Owners Association

Architectural Review Board Standards Manual

Revision 9: 11/09/21

ALL CHANGES WILL BE ENFORCED BY THE ARB.

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INTRODUCTION

The deed restrictions of River Hills Golf and Country Club provide for the establishment of an Architectural Review Board. The purpose of the Board is to review and approve all new construction, additions, and/or alterations upon all home sites within the River Hills subdivision. This also includes all landscaping upon those same home sites.

By virtue of purchasing property within River Hills, each owner agrees to abide by the Declaration of Restrictions and Protective Covenants to their deed. Those restrictions and protective covenants (hereafter referred to as the restrictions) are provided to each owner upon the closing of their property. In most instances, the restrictions are quite specific, establishing basic guidelines concerning what an owner may or may not do with their property. The purpose of the restrictions is, of course, the creation of a premier, distinctive living environment. EACH AND EVERY PROPERTY OWNER IS STRONGLY ENCOURAGED TO CAREFULLY REVIEW ARTICLES IX, X, AND XI, AMENDMENT NUMBER 14 OF THE RESTRICTIONS, AND THIS MANUAL PRIOR TO SUBMITTING ANY PLANS FOR REVIEW AND APPROVAL.

In addition to the Restrictions, The Architectural Review Board (ARB) has set down, in this manual, the guidelines it uses to review and approve all requests. Each owner wishing to either build or alter any improvements or landscaping within River Hills must submit a request for approval to the ARB providing details of the proposed construction/alteration. The ARB must review all submissions to ensure they meet the Restrictions, the guidelines herein established, and are in keeping with the overall aesthetics of the River Hills community.

As granted by Article IX of our restrictions, "...sole and uncontrolled discretion..." is given to the ARB. The intent here is not to unduly restrict any owner but rather to guard against any unforeseen circumstance that, while not in violation of our governing documents, would not be in keeping with the overall aesthetics of the community. For example, even though pools are allowed, it is doubtful one would be approved for placement in the front yard. Another example: while there is no minimum building height, the ARB would certainly critically review one substantially less than the standard within the community. Therefore, while an owner/contractor may submit plans and specifications that meet the individually specified sections of this manual and restrictions, the ARB looks at the overall implication of those plans coupled with the best interest of the community before granting approval.

The ARB serves at the discretion of the Board of Directors of the Property Owners Association (POA). Therefore, while the ARB is a separately defined entity, it is under the jurisdiction of the POA, answers to the Board of Directors of the POA, and thereby, all of the property owners within River Hills Golf and Country Club.

Respectfully submitted,

The River Hills Property Owners' Association

I. PLAN SUBMISSIONS AND REVIEW PROCESS

As stated earlier, it is the ultimate responsibility of the Property Owner to insure that their improvements (construction and landscaping), alterations, or additions are approved by the ARB prior to commencing work. The ARB, acting on behalf of all River Hills Property Owners, will review all submitted plans and/or specifications with regard to their aesthetic quality, consistency with the Declaration of Restrictions and Protective Covenants and with this manual.

A. Design Submission

Because of the complexity of the aforementioned documents, each and every Property Owner/contractor is encouraged to meet with a member of the ARB prior to submission of their plans and specifications. This orientation will allow the owner or contractor time to become familiar with the restrictions and this manual and consequently minimize any delays in the approval process.

Once the Owner/contractor has decided on plans and specifications, appropriate fees should be submitted along with two full copies of:

1. Plat plan of lot registered with Horry County.
2. Landscape plans per Section IV of this manual.
3. Construction drawings per Section III of this manual.
4. Grade elevation plan as detailed on Application for Building Permit form ARB-ABP-2005.
5. Contractor, or Owner acting as contractor, shall, at his expense, provide the ARB with a copy of his public liability insurance including bodily injury and property damage and workman's comp.

Upon receipt of appropriate fees and the complete submission of the site, drainage and plan package, the ARB will meet and review the plans and specifications. This meeting may result in approval of the package without exception, conditional approval with modifications to the plans and specifications submitted, or disapproval with suggested modifications to comply with ARB guidelines and governing documents.

When approval is granted, the ARB will issue a certificate of approval signed by the necessary members of the ARB along with one set of plans and specifications appropriately signed noting approval. **Special Note:** Before beginning to do site prep work, the ARB must approve and sign off on any tree removal. In addition to ARB requirements, plans must pass Horry County regulations. **Work may not begin until approval of plans and specification has been received from the ARB and other appropriate governmental agencies.**

Should disapproval occur, the ARB will return one copy of the plans and specifications to the Property Owner/contractor with a list of modifications necessary to comply with ARB guidelines. The Property Owner/contractor must submit modified plans and specifications before the ARB will issue the necessary certificate of approval. **Work may not begin until appropriate approvals are received.**

The design documents, as approved, represent the Property Owner's commitment to all River Hills Property Owners to improve their property in accordance with the approved documents. Any desire to change the approved construction and or landscaping by the Property Owner/contractor must be submitted in writing to the ARB. **No revisions to approved improvements may begin before approval by the ARB.**

B. General Conditions

The Property Owner should use South Carolina licensed professional consultants (Architect, Landscape Architect, Land Surveyor) to insure their plans and specifications are in compliance with the documents governing and restricting improvements within River Hills. Unless the Home Owner demonstrates that they are qualified to be the general contractor in accordance with South Carolina Department Labor & Licensing regulations (see Article 5), the Property Owner must use a South Carolina licensed residential contractor to construct the dwelling and any other improvements to the property. The ARB will, upon request of the Property Owner, furnish copies (3 maximum) of this manual to the contractor or other professionals to assist with the approval process at no charge to the Property Owner.

It is the responsibility of the Property Owner to insure that their contractor submits plans and specifications to the ARB as required by the ARB.

It is the responsibility of the Property Owner to insure that improvements are constructed, by the contractor, in accordance with the approved plans and specifications.

Fees required to be paid prior to ARB review of plans and specifications follow. Checks must be made payable to the **River Hills Property Owners Association**.

New Construction:

ARB Review Fee: **\$750.00**, nonrefundable. Paid by the Property Owner for the purpose of offsetting expenses incurred in reviewing plans and specifications submitted. These fees are used as necessary for consultant fees (not ARB members) and to cover expenses for revising manuals, secretarial assistance and legal costs.

POA Road Impact: **\$2,000.00**, nonrefundable. Paid by the contractor for the purpose of offsetting costs of road maintenance due to construction traffic.

Property Owner Performance Deposit: **\$1,000.00**, refundable. Used to insure that the contractor/sub- contractors hired by a Property Owner follow the requirements of the River Hills Property Owners' Association. This includes but is not limited to:

- Proper mailbox installation per ARB requirements
- No encroachment on adjacent properties
- The dwelling is not to be occupied prior to issuance of an ARB certificate of occupancy and approval.

Refunds of Property Owner Performance Deposits will be made within 30 days of ARB final Certificate of Occupancy noting approval and release.

Contractor Performance Deposit: \$1,000.00, refundable. Used to insure that the contractor, during construction, keeps the property in a neat, clean, workmanlike manner. If the contractor should prove delinquent in performance of his responsibilities to maintain a proper work site at the end of any business day or at the end of constructions/alterations, some or all, as appropriate, of the Contractor's Performance bond may be used by the POA to correct deficiencies. Refund of this bond, or the remainder thereof, will be paid within 30 days of ARB approval and release.

Renovations/Alterations/Landscaping: property Owner/Contractor Performance Deposit, refundable. Imposed at the discretion of the ARB, used to insure that the property owner/contractor, during construction keeps the property in a neat, clean, workmanlike manner. Should the contractor be delinquent in this regard at the end of any business day or at the end of construction/alteration, some or all of the Property Owner/contractor Performance Bond may be used by the POA to correct the deficiencies. Refund of this bond will be paid within 30 days of ARB approval and release.

Note: Major alterations may require the same fees and forms as new construction.

C. Limitations of Responsibility

The ARB does not assume responsibility for the following:

- The structural adequacy, capacity, or safety of proposed improvements.
- Soil erosion or unstable soil conditions.
- Compliance with any and/or all building codes, safety requirements, governmental laws, regulations, or ordinances.
- Performance or quality of work by any contractor or sub-contractor.

D. Design Reflections

The objective of our restrictions is the creation and continuance of a premier single family living environment. Within that objective, the ARB has created this manual to establish minimum design criteria and encourage the use of the best construction standards possible. The architectural review process encourages designs that reflect:

- Unique, quality residential appearance
- A sensitive response to setting and the surrounding area
- The creative use of natural topography
- Maximum preservation of indigenous trees and plants.

E. Special Notes Regarding this Manual

This manual deals mainly with the exterior appearance of the residence and the landscaping of the property on which the residence is situated. As stated previously, this manual consists of the ARB guidelines. Additionally, this manual reflects the restrictions of your property deed. Where this manual reflects those restrictions, the same restriction is indicated by the restrictions section and any applicable amendment thereof, in parenthesis. The restriction cannot be changed or amended without the consent of 51 % of the property owners within River Hills agreeing to the same at a meeting duly called and as properly recorded in accordance with the restrictions (Article XVI, Section 2).

II. RESIDENCE SITE PLANS

A. Easements

There exists a street right of way in front of each lot. This area represents Association property. The street right of way will vary from lot to lot because of the placement of the paved road "as built". Each property owner must be aware that his/her individual property line does not extend to the paved surface.

Additionally, our restrictions call for an easement area on the street side of each lot of five feet (5.0'). This easement area is granted for the placement of utilities & mailboxes. Sprinkler head must be 6 feet back from curb.

At the time residence site construction begins, the owner/builder assumes the responsibility for maintaining the right of way and easement areas. In other words, when construction is started, the property owner agrees to maintain his/her lot to the paved roadside. Until that time, the Association will maintain the right of way and easement areas as necessary (Article XI, Sections 1 and 2, as amended).

B. Setbacks

1. As specified in the restrictions, each lot has a limited building area. The building area is limited to that area within the lot setbacks. The setbacks vary depending on the type/size of the lot and within some of the Blocks. Check with the ARB for your lot number. Additionally, there is a height restriction of thirty-five (35') feet which no structure can exceed (see G, Site Elements, Item 5).
2. Roof overhangs, including gutters, may extend into the setback areas of a lot a maximum of two (2.0') feet.

Setback Requirements				
Block #	Front	Rear	Side	Map #
A	40	30	12.5	AL225
B	(1-21) 35 (22-40) 25	25	10	AL135
C	25	25	10	AL120
D	25	30	10	AL136
E	35	25	10	AL142
F	35	25	10	AL142
G	35	25	12.5	AM132
H	35	25	12.5	AM119
I	35	25	12.5	AM119
J	20	5	3/7	AM152
K	20	5	3/7	AM152
L	35	25	10	AM277
M	25	20	10	AM333
N	25	(1-8) 15 (9-16) 20	10	AM333
O	25	15	10	AM214
P	20	5	3/7	AL358
Q	25	25	10	AL373
R	20	5	3/7	AM256
S	20	10	3/7	AL563
T	20	10	3/7	AL563
U	20	15	5	AL594
V	20	5	5	--
W	20	(1-5) 20 (6-16) 10	5	--

C. Pool and Deck Layout

All pool and deck plans and specifications, as with all improvement plans and specifications, must be approved by the ARB prior to commencement of any and all construction.

1. Pool/Spa/Hot Tub areas must be designed with the privacy of the user in mind. These areas must be shielded from the view of surrounding neighbors, the golf course, etc. No above ground pools will be allowed.
2. No pools shall be allowed on the street or side areas of a lot. No pool or deck areas encroach on the site setback requirements.
3. Indoor pools must be designed and constructed as an integral part of the residence. They shall not appear as separate building(s).
4. All pool/spa areas must conform to county or other governmental requirements (Article X, Section 14, as amended).

D. Walls and Fences

Generally, the use of fences, screens or walls is discouraged except as necessary to conceal mechanical items such as air conditioning units, irrigation well pumps, gas tanks or outside trash containers. Specifically, the use of fences and walls is prohibited on all lots bordering the golf course except as required by governmental authorities (Article X, Section 14, as amended).

1. No fence or wall shall exceed six (6.0') feet in height above the finished grade of lot under construction or of the neighboring lot.
2. Plantings shall be used to soften the effect of fences and/or walls.
3. Fences/walls shall be used only in the side or rear area of the home site.
4. Acceptable fence/wall materials shall include brick, wood, composite material, stucco, vinyl, wrought iron or stone. No chain or chain link fencing will be permitted.

E. Garbage/Trash Containers

An outside garbage storage area must be provided during initial construction. This area must be enclosed and hidden from the view of the golf course and the street. No owner may change or supplement the garbage storage facilities provided for the property owners residence on the date of completion of construction thereof unless the ARB shall first approve, in writing, the change or addition to the method of garbage/trash storage (Article X, Section 11, as amended).

F. Wells

The RHPOA encourages the use of wells for the purpose of irrigation. Lawn pumps, wells for irrigation and irrigation systems may be installed on a lot after approval by the ARB. The design of any pump house located on any lot must also be approved by the ARB (Article X, Section 17, as amended).

G. Site Elements – Various

1. Barbecues: Encouraged when in keeping with the overall design of the residence and landscape plan.
2. Exterior Showers/Hot Tubs: Permissible when in keeping with the overall design of the residence and landscape plan. They must, however, be enclosed to prevent open view from the street, golf course or neighboring properties.
3. Miscellaneous: No antennas, amateur radio towers, or the like shall be permitted (Article X, Section 12). Satellite dishes eighteen (18”) inches or less in diameter may be permitted, however, if approved by the ARB prior to installation. Installation must meet the following criteria to receive ARB approval:
 - Application for ARB approval must include size, type and intended location.
 - Since satellite dishes are direction sensitive, the property owner must contact installers and determine best installation location prior to submitting application for approval of installation. Ground level installations require concealment by shrubbery.
 - No installation will be approved in setback areas.
 - All outside wiring must be concealed and ground installations require wiring to be buried.
 - Any tree removal required must be submitted at the time of application and approved in advance.
4. Outbuildings: None allowed for storage.
5. Building height shall not exceed 35 feet as measured from roof peak to garage floor.

H. Septic Tanks

Each lot must be connected to a public water/sewer system. No septic tanks are permitted within River Hills (Article X, Section 17).

I. Green Area" Requirements

All residential sites shall insure that a minimum of thirty (30%) per cent of the total site area be pervious, open, landscaped space.

J. Mailboxes

A standard black mailbox with similar post design shall be used throughout River Hills unless otherwise approved, in writing, by the ARB. A copy of the design and placement requirements is available from the ARB (Article X, Section 10). *See Section VI herein.*

K. Playground and Other Yard Equipment

Swing sets, "gym" and other playground equipment shall be constructed of wood or composite material and be of an earth tone color. Basketball goals and trampolines are permitted with prior approval of location and placement being granted by the ARB. No dog houses shall be permitted.

III. ARCHITECTURAL STANDARDS

Each residential design is approved on its own merit. Each approval, however, shall not be construed as a precedent for any subsequent approval (Article IX). Design should be in keeping with existing homes on surrounding lots with consideration to elevations.

A. Floor Plan Considerations

1. Square Footage Requirements:

<u>Lot Type</u>	<u>Minimum Heated Square Footage</u>
Patio	1,250
Custom	1,700
Estate	1,900

The roof area of the residence shall not exceed 70% of the total area of the lot.

2. All dwellings shall include garages. For Estate type lots, the garage shall accommodate a minimum of two (2) cars. For Custom and Patio type lots, the garage shall accommodate a minimum of one (1) car. All garage doors shall be electrically operated. All front-loading garage doors shall have a 36 inch “man door” to the exterior of the garage in addition to the automobile door(s).
3. Access to the main (entrance) door should be emphasized. The facade should feature a unique attraction such as a prominent main doorway, loggia, gate, fountain, special window, chimney, arches, etc.

B. Roofs

1. Roof Pitches: Although higher roof pitches are encouraged, the absolute minimum pitch for any and all main roofs shall be 5:12. Lesser pitches will be considered on a case-by-case basis for supplemental roofs provided that such roof areas do not exceed twenty (20%) per cent of the total roof area.
2. Overhangs: All pitched roofs shall be provided with overhangs in proportion to the degree of pitch (i.e., the steeper the roof, the less the required overhang). The ARB highly encourages larger overhangs whenever possible. Overhangs will be measured from the outer face of the finished wall surface to the outer edge of the fascia board (eave board when applicable). All overhangs shall be in accordance with the following minimums (measured as outlined above):

OVERHANG DISTANCE

PITCH	WITHOUT BRICK - Inches	WITH BRICK – Inches
5:12	18.00	13.00
6:12	17.25	12.25
7:12	16.50	11.50
8:12	15.75	10.75
9:12	15.00	10.00
10:12	14.25	9.25
11:12	13.50	8.50
12:12	12.75	7.75

3. Roof Finishes: Acceptable roof materials shall be as follows: clay tiles, cement tile, copper, cedar shakes, wood shingles and fiberglass shingles (heavy tab *architectural* only). A request for use of any and all other desired roof materials shall be submitted to the ARB for approval on a case-by-case basis.
4. Metal Materials: All metal roofing materials (except copper) such as pitch pans, flashing, gutters, downspouts, etc. shall have a painted or enamel finish. Color shall blend into the "roofscape".
5. Metal Gutters and Downspouts: All metal gutters and downspouts shall be painted to compliment the eave trim. When metal gutters are face applied to the eave, they shall not be construed as part of the required minimum overhang.
6. Wood Gutters: Wood gutters, when incorporated as an integral part of the roof and fascia design shall be considered a part of the required minimum overhang.
7. Chimneys: All chimneys shall be designed using materials compatible with the overall design of the residence. Absolutely no exposed prefabricated metal flues, chimney caps or roof-top ventilators will be permitted. Electric attic ventilation devices mounted on the roof will be approved on a case-by-case basis as necessitated by the roof design.
8. Roof Accessories: Skylights, solar collectors, ridge vents, etc. shall be permitted provided they are integrated into the overall roof design.
9. Mechanical Equipment: Roof mounted mechanical equipment such as heating/cooling units, television antennas, etc. are not permitted.
10. Dormers and Bay Windows: Dormers and bay windows shall be exempt from the minimum overhang requirements but must not extend into setbacks.

C. Materials and Components

1. Wall materials: Materials used should give the appearance of permanence and gracious elegance to the overall architecture. Acceptable exterior finishes include brick, stucco (DRIVIT), natural stone, wood (cedar) and coated fiberboard. No concrete block, vinyl siding or aluminum siding shall be used as major exposed wall surfaces except for the following applications:
 - Vinyl siding is allowed in entryways providing that it is installed without any seams visible. No siding is allowed in entryways where a span of any wall within the entryway is greater than eight (8') feet in width or greater than seven (7') feet on left and right walls. (Note: These limitations assure that the vinyl will not overtake the appearance of the home. This limitation to entryways assures the street appearance will be absolutely minimal.)
 - Vinyl siding is allowed on gables and dormers providing that no seams are present and the maximum length of any piece of siding is twelve (12') feet. (Note: Gable is defined as the distance from soffit/fascia board to the peak.) To prevent waviness, vinyl with a minimum nominal thickness of 0.044 must be used.
2. Trim: Fascia, soffit and facing materials around windows and doors are encouraged to be wood. However, vinyl and aluminum exterior cladding may be allowed subject to ARB approval of color, texture and coverage.

3. Doors: Attractive panel or French type doors are encouraged. The front entry door must have a minimum height of six feet eight (6'8") inches and a minimum width of three (3'0") feet. The use of a transom or ornamental window is recommended. Other exterior doors should be of the same height and width as specified in this paragraph.
4. Windows: Windows are to be wood, vinyl or aluminum exterior cladding subject to ARB approval of color and texture. No silver or mill finish windows shall be approved. Any metal windows must have anodized or factory applied color. Recommended window types include casement, single and double hung, bay, pivoting and sliding. No awning or jalousie type windows shall be allowed. The general header height of the windows shall be a minimum of six feet eight inches (6'-8") above the finished floor of the first level. While energy saving glass is recommended, no reflective glass shall be allowed for an exterior window.
5. Exterior colors: Samples of all exterior materials and colors shall be submitted and will be approved on a case-by-case basis.
6. Awnings may be approved if shown to be an integral part of the residence design lending appeal to the overall aesthetics.

D. Driveways and Parking

Driveways, both straight-in and circular, turn around areas, and other parking areas must be hard surfaced with concrete, concrete pavers, or brick pavers. All drives must provide a substantial apron at the road edge. The drive shall be a minimum of twelve (12") feet wide and a maximum of thirty (30') feet wide. The drive shall meet the road with a six (6.0') foot radius minimum at each corner.

E. Signs

No signs or other advertising devices shall be displayed in any manner upon any lot or on the common area which are visible from the exterior of the dwelling thereon without the prior written permission of the RHPOA. One sign designating the general contractor shall be allowed to be placed on a lot during the period of construction. All signs must be approved by the ARB prior to placement. Upon completion of construction and final ARB certificate of occupancy inspection and approval, the sign shall be removed. Contractor signs shall not be allowed to be placed on the property during renovation or remodeling projects (Article X, Section 9 as amended).

IV. LANDSCAPE DESIGN

The River Hills boundaries are soft and landscaping between neighboring lots should flow into each other without creating abrupt edges. Many of the lots border the golf course and the boundary between the lot and the course should also be smooth.

The plant palette and landscaping should reflect that of a traditional community. River Hills has intentionally discouraged the use of plant material not indigenous to the area and that material which gives a "beach" appearance.

The ARB encourages the use of plant material on its recommended list and prohibits the use of that which is on the unapproved list. Other variations are subject to approval on a case-by-case basis.

A. Grading and Drainage

1. Berm concepts developed by lot owners should highly consider the connection to mounding and swale patterns established by adjacent lots and/or the golf course. The edges of the lots bordering the golf course should encourage a smooth transition.

2. Lots and gutters should drain through covered pipe to nearby storm drain. Positive drainage flow by swale and berms, within the overall master grading and drainage plan of the community, is also permitted. Underground drain lines must be used to the creek when crossing golf course property.
3. Additional water generated as a result of home construction, should not flow toward adjacent lots or unapproved locations of the golf course.
4. Berms and/or swales should be designed as gently rolling, free form ground sculptures.
5. All topographic changes on a desired lot must occur within the lot property boundaries and meet adjacent lots/land at the natural grade.
6. Erosion Control: Each owner shall provide an erosion control system to prevent soil erosion or sediment runoff from their lot onto any adjacent lot, waterway or roadway. The property owner shall take whatever actions are necessary to prevent erosion including, but not limited to, silt fencing during construction if necessary. All erosion plans shall be approved by the Architectural Review Board. (See VI. Forms and Sketches, D, ARB-EC-2005, Article X, Section 21, as amended.)

B. Planting

A plant palette is established herein for our subdivision. These lists should be used as a guide in plant material selection. Generally speaking, the lists were derived from plants indigenous to the area and its environment.

1. Each property owner shall budget a minimum of 2.4 percent of the total cost of home construction for landscape plantings. Irrigation systems are not to be included in the budgeted figure.
2. Each owner shall plant, as a street tree, one Sweetgum, any Oak, any Dogwood, any Maple, any Birch, Magnolia, Flowering Crab, Yoshino Cherry, Crabapple, Bradford Pear or Live Oak for each 50 feet of street frontage. The street tree will be from 10 to 12 feet in height with a 2-inch *minimum* caliper. The tree *will* have a full appearance. Facing the property from the street, the tree(s) should be planted each 50 feet from the left property line as one moves to the right. The tree(s) should be planted from 10 to 12 feet from the curb side. Other locations will be approved on a case-by-case basis.
3. Trees. Except as may be approved by the ARB, no tree more than four (4") inches in diameter or ten (10') feet in height shall be cut, removed or intentionally damaged on any lot unless such tree interferes with construction of improvements, is dead or diseased; or presents a hazard to persons and/or property; or is within ten (10') feet of the residence. (Article X, Section 20.)
4. Each lot shall have sufficient plantings to provide screening of air conditioning units and other mechanical items from view, if not screened by other means.
5. In general, plant composition should employ variety. However, this should be done in mass groupings to avoid a variegated look of alternating plant types.
6. No plantings should exist in the road right of way except as necessary to screen mechanical items such as utility boxes. Plants and shrubs around utility boxes or fire hydrants must not hinder access by utility employees or prevent easy access for the fire department. All areas within the right of way must be sodded. However, driveway edge plantings are allowed.

7. Plantings along the golf course are encouraged to be of a flowing, curvilinear nature so as to give the appearance of no property line rather than an abrupt line.
8. In order to maintain a visual continuity within the community, each lot must include a sodded area from curbside to a minimum of 50 percent of side dimension of residence. The following grass (sod) types are approved: St. Augustine, Centipede, Bermuda, Zoysia or Rye (winter overseed only).

C. Unacceptable Plant Palette

The following plants are not acceptable within the River Hills subdivision: Brazilian Pepper, Punk Trees, Mimosa, Australian Pine, Chinaberry, French Mulberry, Chinese Elm, Queen Palm, Ear Tree, Eucalyptus, Jacaranda, Arbor Vitae, Peltophorum & Pampas Grass.

D. Maintenance

All landscaping shall be maintained on a regular basis by the Property Owner or their designee. This includes watering, weeding, mowing, fertilizing, treating, pruning, removal and/or replacement of dead or diseased materials and removal of refuse so as to always maintain a neat, healthy and attractive appearance. If a lot or yard is not maintained by the Property Owner, the River Hills POA may have the work contracted and bill the owner. (Article VIII, Section 2)

E. Irrigation

1. All landscaped and grassed open space on residential property shall be irrigated with 100% coverage with an in-ground sprinkler system. This includes the unpaved road right of way immediately adjacent to the owner's property.
2. The irrigation or underground sprinkler system can be connected to the public water system serving the subdivision; however, an irrigation well is recommended for irrigation of lawns. (Article X, Section 17, as amended.)
3. The plans for each irrigation or sprinkler system shall be approved by the ARB prior to installation.
4. The irrigation system shall blend into the landscaped lawn when not in operation. Pop-up type sprinkler heads shall be used whenever possible. Risers, if necessary in berms, should be painted to blend into the landscaping.
5. Controllers should be located inside garages or otherwise screened from view.
6. All irrigation heads must be installed within the property. No irrigation heads will be allowed in the sodded road right of way or Common area. They must be placed at least six feet back from the curb.

F. Exterior Lighting

Above grade exterior lighting, where desired, should be designed and installed so as to avoid glare onto roadways, neighboring lots or the golf course. In general, lighting should be concealed by shrubbery or other means so that the fixtures are not visible at any time (day or night).

1. All outdoor fixtures shall use incandescent lamps. No colored lamps will be allowed (e.g., red, green, blue) except decorative.
2. No post lights are allowed, except decorative with a maximum of seven (7.0') feet.

3. Walkway type lights must use below grade junction boxes to minimize the daytime visibility of the hardware. Walkway lighting should be a maximum of fifteen (15.0”) inches above grade.

V. OWNER-BUILDER

An owner of property, building or improving structures thereon, or appurtenances thereto, is deemed not to be doing so for a fixed price, commission, fee or wage within the meaning of §40-11-10 Code of Laws of South Carolina, 1976, provided:

“That such structure or structures with or without the appurtenances thereto is not intended or offered for sale, lease or rent within six-months after the completion thereof, and contains no more than three dwelling units of which one dwelling unit shall be the actual domicile of such owner-builder if designed wholly or partially for residential occupancy.”

In all actions brought pursuant to §40-11-10 et seq., Code of Laws of South Carolina, 1976, as amended, proof of the sale or offering for sale, lease or rent of such structures by the owner-builder within one year after completion of same is presumptive evidence that such structure was undertaken for a fixed price, commission, fee or wage.

This exemption shall not apply to non-residential construction to which any segment of the general public has access.

VI. FORMS AND SKETCHES

The attached sketches and forms have been added to better enable River Hills property owners to have available to them the detail requirements when making application for initial construction or alteration.

- a) Supplemental Information
- b) Alteration Permit Application
- c) Mailbox requirements
- d) Erosion Control ARB-EC-2005

Supplemental Information

Property Owners Responsibilities

The property owner(s) is ultimately responsible for the activities on their property. The property owners' bond is to ensure they follow the rules of the River Hills Property Owners Association.

The property owner's responsibilities include but are not limited to the following:

- Ensuring the contractor follows the rules of the RHPOA.
- Ensuring any subcontractor hired directly by the property owner follows the rules of the RHPOA.
- Ensuring a proper mailbox is installed according to the ARB rules.
- Ensuring there is no encroachment on the adjacent properties.
- Ensuring the building is not occupied before the approval of the ARB. Occupation without approval will automatically forfeit the Owners Performance Deposit.

Contractor Responsibilities

The performance bond posted by the contractor will, at the sole discretion of the ARB chair be used to pay for any activities not properly managed by the contractor.

The responsibilities of the contractor include but are not limited to:

- Ensuring the building site and adjacent lots are maintained neatly on a daily basis.
- Ensuring "port-a-johns" or trash bins are located back from the road and on the property of the building site with "john" door facing construction site and enclosed on three sides with lattice or fencing.
- Ensuring no subcontractor places an advertising sign within the River Hills Area.
- Ensuring subcontractors do not park on grassed areas.
- Ensuring cement suppliers do not clean or dump cement on any property off the building site.
- Ensuring erosion control devices are in place to prevent erosion. The cleanup of erosion problems is a contractor responsibility and must be completed as soon as possible.
- Ensuring all changes to the approved plan have the approval of the ARB.
- Ensuring the adjacent or other lots in the area are undisturbed and not used without the lot owner's permission in writing *with a copy to the ARB*.
- Ensuring the building is not occupied before the ARB has issued a certificate of occupancy. Violation of this requirement will automatically forfeit any money remaining in the contractors' performance bond.



Architectural Review Board Alteration Permit Authorization

This certifies that the plans and specifications for the below referenced lot for the purpose of alteration have been duly reviewed and approved by the River Hills Property Owners Associations' Architectural Review Board.

Lot: _____ Block: _____

Owner: _____

Contractor: _____

Owner phone: _____ Contractor phone: _____

Construction Type: Alteration: _____

Fees Collected:

Contractor Performance Deposit	\$ _____	Date: _____
Owner Performance Deposit	\$ _____	Date: _____

ARB Member _____	_____	Date
ARB Member _____	_____	Date
ARB Member _____	_____	Date
ARB Member _____	_____	Date

P.O. BOX 339 / LITTLE RIVER, SOUTH CAROLINA 29566-0339

Mailbox Requirements

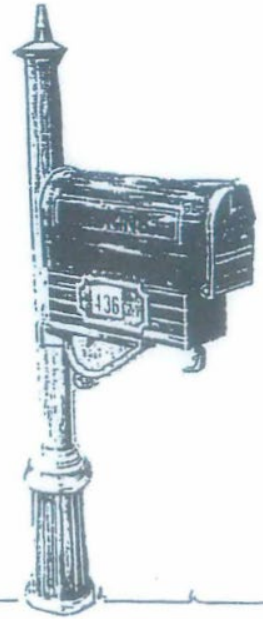
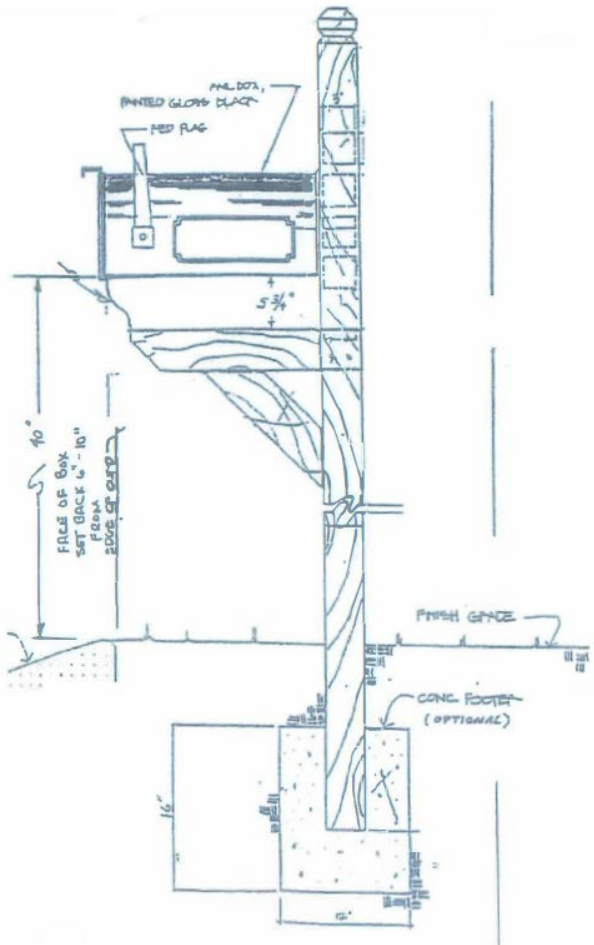
	A	B	C
Mailbox	<ul style="list-style-type: none"> ▪ Black ▪ Metal or Plastic 	Prefab PVC Black	Prefab Metal Black
Post	Post - Standard Wood <ul style="list-style-type: none"> ▪ Colors: <ul style="list-style-type: none"> ○ Neutral ○ Stained ○ Painted to match trim 	Post: <ul style="list-style-type: none"> ▪ One piece construction ▪ Color - Black <ul style="list-style-type: none"> ○ Maybe painted to match trim 	Post: <ul style="list-style-type: none"> ▪ Prefab metal assembly ▪ Color - Black <ul style="list-style-type: none"> ○ Maybe painted to match trim
Paper box	Paper box -Optional: <ul style="list-style-type: none"> ▪ Wood painted to match trim ▪ Plastic – supplied by RHPOA and must be black. 	Paper box -Optional: <ul style="list-style-type: none"> ▪ Can be purchased with or without ▪ Color - black 	Paper box -Optional: <ul style="list-style-type: none"> ▪ Must be painted black
			APPROVED: 10/1/2005 R. H. BOARD

RIVER HILLS MAILBOX OPTIONS

A

B

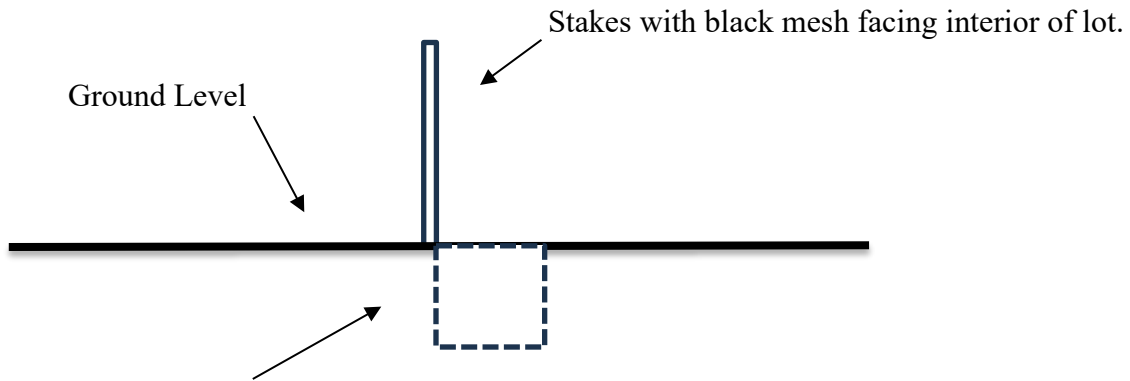
C



Architectural Review Board Erosion Control

Reference ARB Standards Manual, Section IV, Landscape Design, Sub. A – Grading & Drainage.

All site construction is required to have a silt fence around the lot perimeter installed as per sketch below.



Mesh material to extend down stakes and six inches below grade, then six inches across and six inches back up to grade. Backfill over the mesh to ground level.

NOTE: Sloped or hilly lots may be required to add a row of hay bales behind the silt fence. This will be determined by the ARB when contractor's erosion and grade plan is submitted to the ARB as per Article X, Section 21 (as amended) of the River Hills Declaration of Restrictions and Protective Covenants.

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