

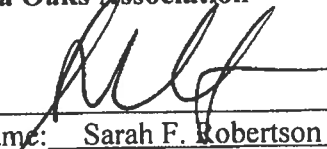
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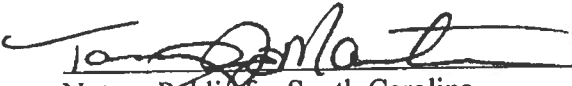
RE: **Carolina Oaks Association – Design Guidelines**

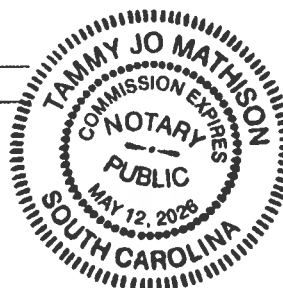
The attached document is being recorded to comply with the South Carolina Homeowners Association Act, Section 27-30-110, et. seq., of the South Carolina Code of Laws 1976, as amended.

Carolina Oaks Association

By: 
Print Name: Sarah F. Robertson
Title: Attorney

SWORN TO BEFORE ME THIS
18th day of April, 2022.


Notary Public for South Carolina
Print Name: Tammy Jo Mathison
My Commission Expires: May 12, 2026



K. HOVNANIAN'S® FOUR SEASONS AT CAROLINA OAKS Design Guidelines

January 25, 2022

**This document is the property of
K. Hovnanian's® Four Seasons at Carolina Oaks
and is not intended for distribution
other than to provide information for Owners
and/or persons providing services to Owners.
It may not be changed except as set forth in the document.**

K. HOVNANIAN'S® FOUR SEASONS AT CAROLINA OAKS DESIGN GUIDELINES

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1. INTRODUCTION

1.1. Welcome to K. Hovnanian's® Four Seasons at Carolina Oaks

K. Hovnanian's® Four Seasons at Carolina Oaks is an active lifestyle community designed to respect the visual character of its site, alleviate environmental impacts and maximize water and energy conservation. These Design Guidelines were established to achieve these objectives.

The Design Guidelines were prepared by K. Hovnanian Homes, as the Declarant, pursuant to the Declaration of Covenants, Conditions and Restrictions for K. Hovnanian's® Four Seasons at Carolina Oaks, as amended from time-to-time ("Declaration") and recorded in the Register of Deeds Office for Beaufort County, South Carolina. Any capitalized terms not defined in the Design Guidelines shall have the meaning given in the Declaration. The Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly manner, implementing planning concepts and philosophy and any requirements of regulatory agencies. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, architecture, landscaping and relevant criteria for the construction and modification of improvements of any type. They also establish a process for judicious review of proposed changes within the community.

For purposes of these Design Guidelines, the "Reviewing Entity" refers either to the Declarant or ARC, as applicable.

1.2. Required Approvals for Regulated Work

The Owner is required to submit an application to the Reviewing Entity and request review of plans for any "Regulated Work" prior to beginning the Regulated Work. Regulated Work is generally defined in Section 9 of the Declaration as follows:

"(1) excavating, filling, grading, installation or alteration of landscaping; (2) construction, installation, or placement of any building, driveway, walkway, fence, porch, patio, deck, balcony, statuary, sign or other advertising or promotional devices or any other temporary or permanent improvement or structure on or to any portion of the Properties; or (3) any modification, alteration, major repair, renovation, addition or removal of or to any of the foregoing which is visible from outside a Dwelling Unit. Regulated Work shall **NOT** include repainting the exterior of a structure in accordance with the originally approved color scheme or rebuilding of a damaged Dwelling Unit in accordance with originally approved plans and specifications. Regulated Work shall also not include work done by the Declarant during the Development Period. Unless specifically provided in the Supplemental Declaration which makes real estate subject to the terms of the Declaration as part of the Properties, Regulated Work shall not include any work on or to any real estate which is made subject to the South Carolina Horizontal Property Act by Declarant."

For example, Regulated Work includes, but is not limited to:

- Clearing all or part of a lot, or removal of any tree with a diameter of six (6) inches or more at five (5) feet above existing grade
- Constructing improvements on a lot
- Modifying or adding to existing improvements (other than repainting an improvement with its original color)
- Installing a, fountain or other water feature
- Constructing or installing decks, fireplaces, permanent outdoor barbecue or other hardscape, such as walks, driveways, paving, brick, masonry, railroad ties, wood trim, concrete, rocks or flagstone.
- Landscaping, including original landscaping, irrigation, alteration of grades, or drainage
- Lightning Protection Systems
- Among the criteria that shall be used by the Reviewing Entity in evaluating proposed plans for Regulated Work are the following:
 - a) Is the design suited to its specific site?
 - b) Does the design respect the reasonable concerns of neighbors and the community?
 - c) Is the design compatible with the overall concepts of the community?
 - d) Does the design contribute to the neighborhood appearance?
 - e) Does the design comply with the Declaration?
 - f) Does the design comply with applicable governmental laws, codes, ordinances, regulations, policies or rulings ("Government Requirements")?
 - g) Do the plans adequately reflect the proposed Regulated Work?

Whether the proposed Regulated Work meets these standards is determined by the Reviewing Entity, in its sole discretion.

All applications shall be submitted to the Reviewing Entity for approval prior to work commencing on the Regulated Work. The fact that similar Regulated Work may exist or been approved for another site does not automatically set a precedent for other Regulated Work. Beginning or completing the Regulated Work prior to approval by the Reviewing Entity does not mean that the approval requirement is waived. An Owner may be required to remove or correct any Regulated Work if not approved.

1.3. Governmental Requirements

It is the responsibility of the Owner to comply with all Governmental Requirements and obtain all necessary permits and approvals from the appropriate federal, state, county or municipal governmental agencies ("Governmental Agencies") before beginning approved work on a project. For example, The Town of Bluffton may require certain permits, depending on the proposed change, alteration, or addition. The Owner shall provide copies of any such required permits or approvals to the Reviewing Entity if so requested.

To the extent that any Governmental Requirement is a more restrictive standard than those found in these Design Guidelines or the Declaration, the Governmental Requirement shall prevail. To the extent that the Governmental Requirement is less restrictive than these Design Guidelines, or the Declaration the Declaration and design Guidelines shall prevail.

Unless otherwise expressly approved in writing by the Reviewing Entity, prior to submittal of a request for a permit or approval from any Government Agency, the Owner must obtain the approval of the Reviewing Entity for the Regulated Work for which the permit or approval shall be requested. If the permit or approval from the Government Agency differs from the approval by the Reviewing Entity, the Owner must re-submit the proposed change to the Reviewing Entity. Unless required by applicable law, approval by a Government Agency shall not bind the Reviewing Entity with respect to a permit or approval from the Government Agency which differs from the approval by the Reviewing Entity.

If the application for Regulated Work is submitted by an Owner requires a building permit or other Government approval, approval by the Reviewing Entity is not a guarantee that such permit or other Government approval shall be approved by the appropriate Governmental Agency. If the appropriate Governmental Agency requires modification to the plans approved by the Reviewing Entity, such modifications must also be approved by the Reviewing Entity in order

1.4. Inspections

The Reviewing Entity shall appoint members or representatives to conduct inspections of Regulated Work in progress and completed work. These inspections may be conducted after the approval of an application prior to the commencement of work and at completion of work in order to ensure the work complies with the approved application. As part of the inspection, photographs will be taken of the approved/permitted project. The Reviewing Entity has no obligation to ensure that the work is done in compliance with approved plans or Government Requirements however.

2. APPLICATION REQUIREMENTS

2.1. All Applications

All applications, including Fast Track Pre-Approved Modification Items, shall include:

- (a) Name of Owner, Model Name, street address, and contact information.
- (b) Appropriate information for the particular type of Regulated Work, as summarized below:
 - (i) Contact information of contractor doing the proposed work, if known.
 - (ii) Resident's initial on all relevant self-certification sections on pages 1 and 2 of the application forms.
 - (iii) Resident signature and date of application.
- (c) The application fees required by the Reviewing Entity.

- (d) Application fee will be waived when Owners are replacing dead plants with same plant type.
- (e) Following approval by the Reviewing Entity, but before work commences, Owner is required to furnish the association with a copy of an approved building permit should the local governing authority require a permit for the work.

2.2. Landscaping or Site Work Affecting Landscaping

Such applications shall include:

- (a) Name of any landscape designer involved in preparing the landscaping plans, including street address and contact information.
- (b) Two (2) copies of the landscape plans, including (unless otherwise expressly approved by the Reviewing Entity):
 - (i) North arrow; scale of drawing; existing site features; existing trees (type and diameter at five feet above existing grade); significant shrubs; property lines; adjacent land uses (examples: residential lot, common area, lagoon, etc.); and location or edge of streets, walks, houses, service areas, decks, patios, walks, and drives. Minimum scale of drawings to be 1" = 30 feet.
 - (ii) Proposed changes in items in (i), including any additional hardscape that Owner desires to install, such as brick, masonry, edging, concrete, rocks, or other inert materials. The disposition of any trees or shrubbery should be noted.
 - (iii) Existing site drainage, including drainage structures, direction and slope of flow, and any proposed alterations to this drainage.
 - (iv) Proposed plantings, with plant list and plant key for any abbreviations used, varieties, quantity, size, and spacing. Locations of proposed trees, shrubs, groundcovers, mulching, and grassing (clearly labeled). Plant symbol to be to scale and show mature size (diameter) of the proposed plant with a circle. Indicate center of proposed plant with a "+" and the center of and existing plant with an "o". No hardscape or landscape can be closer than two (2) feet from side property lines.
 - (v) Plan for any irrigation system modifications (preferably on a separate drawing) to include location of automatic timer box and any rain sensor and approximate location of valves, sprinkler heads, irrigation lines, and sizes.

2.3. Changes or Additions to Structures

Such applications shall include:

- (a) Name of any architect or builder involved in preparing the proposed plans, including street address and contact information.
- (b) ONE copy of the proposed plans, including (unless otherwise expressly approved by the Reviewing Body);
 - (i) Plat Plan showing North arrow; scale of drawing; existing site features; trees (type and diameter at five feet above existing grade); significant existing shrubs; property lines; adjacent land uses (examples: residential lot, common area, lagoon, etc.); and location or edge of streets, walks, walls, fences, houses, service areas, decks, patios, and drives. Minimum scale of drawing should be 1" x 30'.
 - (ii) Existing elevation (photograph acceptable) and elevation of any proposed exterior modification. (If Owner has a photograph of another house or a picture from a magazine or brochure, that would assist the Reviewing Entity, but such photo does not replace the requirement for plans and details of changes to Owner's Property.)
 - (iii) Proposed material and color samples, including location of proposed use.
 - (iv) A roof plan should also be submitted if the change or addition affects the roof or roofline. A building section may be requested depending on the complexity of the change or addition.

2.4. Review Procedure and Notice of Pending Application

Unless otherwise expressly approved by the Reviewing Entity, the Reviewing Entity shall review each application without a hearing and based solely on the information contained within the application. An Owner or another Owner affected by the proposed application may request a hearing, but the decision as to whether a hearing shall be granted, and the form of such hearing shall be determined solely by the Reviewing Entity. If the Regulated Work is, in the opinion of the Reviewing Entity, likely to be controversial or a matter of substantial community interest, the Reviewing Entity may require that a notice or sign in form approved by the Reviewing Entity be placed on the property for a reasonable time to give notice of the pending application.

Reasonable efforts will be made by the Reviewing Entity to respond to an application within thirty (30) days of receipt of all required information. The decision of the Reviewing Entity shall be final on all matters submitted to it.

2.5. Notice of Decision of Reviewing Entity

Upon completion of review by the Reviewing Entity, one set of plans and a letter indicating the Reviewing Entity's decision **shall be provided to the Owner**. The action of the Reviewing Entity shall be stated in the following manner:

- (a) "Approved" – The entire application submitted is approved in total.
- (b) "Approved as Noted" – The application submitted is partially approved or approved with conditions. An Owner may only proceed with the work to be performed if it complies with all conditions set forth in the letter from the Reviewing Entity, or on any document enclosed with the letter.
- (c) "Not Approved" – The entire application submitted is not approved and no work shall commence.

2.6. No Liability for Approved Plans

Section 9.7 of the Declaration contains a disclaimer by the Reviewing Entity for any liability or responsibility for the approval of plans and specifications contained in any request by an Owner.

3. RESIDENTIAL DESIGN GUIDELINES

3.1. Architectural Character

The Declarant has developed each area of K. Hovnanian's Four Seasons at Carolina Oaks and each model home with a different plot design style. These original home and plot styles are to be maintained except as approved by the Reviewing Entity.

3.2. Impact on Nearby Property and Views

Applications for additions to a structure will be reviewed for proximity to setback lines, appearance from neighboring properties (including lagoons/lakes), impact on drainage and significant buffering foliage, and access for drainage and utilities. Where the Reviewing Entity determines that there is a significant adverse impact on accesses or views, the application shall be "denied" or "approved as noted".

3.3. Size Considerations for Additions

No room addition will exceed 25% of the total heated square footage of the home as originally constructed by the developer. However, if the roof structure is preexisting from the original construction by the developer, and space under the roof structure is simply to be enclosed by the Owner (while retaining needed roof overhangs), this enclosed footage will not be considered as part of the 25% maximum. Notwithstanding, all requests for room additions must meet the parameters set forth in Section 3. As a result, some proposed additions may still be deemed inappropriate by the Reviewing Entity even though the proposed addition appears to meet the 25% parameter. All room additions shall be attached to the existing structure.

3.4. Standards May Vary

Design or exterior changes appropriate for property in one area may not be applicable to another area.

3.5. Waiver of Standards

The Reviewing Entity has the right, in its sole discretion, to waive, in writing, specific standards as they apply to a particular application if the Reviewing Entity determines, in its sole discretion, that such waiver is warranted as a result of special conditions or factors not commonly encountered and such waiver shall not have a material adverse impact on these Design Guidelines and the community. Any waiver will be limited to the maximum extent feasible while responding to the special conditions or factors.

3.6. Dwellings

- (a) **Architectural Design.** The architectural design of any additions, alterations, repainting, and renovations to the exterior of any existing dwelling must **match** the design of the original home in style, detailing, materials, and color. Any such addition, alteration, or renovation may be made only after application to, and written approval by, the Reviewing Entity.
- (b) **Wall Height.** All room additions and enclosures must have a minimum interior wall height from finished floor to the lowest ceiling of nine (9) feet and zero (0) inches. All new addition's ceiling height must match the existing ceiling height. In no case will the addition be permitted to have a ceil height which is less than the existing structure. Exterior doors will open to level structural landing if the step down to resulting grade exceeds eight (8) inches.
- (c) **Height of Building.** The height of the roof-line of any addition to an existing home will not be higher than the original roof-line.
- (d) **Setback Lines.** Setback lines for K. Hovnanian's Four Seasons at Carolina Oaks are normally defined by the Declarant and recorded on the applicable lot plat or stated in the applicable Declaration for the purpose of protecting against overbuilding a property site and imposing improperly on neighboring properties. All additions to dwellings must be built within the setback lines established by any local Governmental Authority. Notwithstanding, rear patios and decks that extend beyond setback lines may be permitted if approved by the Reviewing Entity, in its sole discretion. In no case shall any patio or structure encroach upon any lot or common area drainage swale or easement. The minimum setbacks are set forth in part in Appendix A. If a Lot has more stringent setbacks than those in Appendix A, the more stringent setbacks shall apply.
- (e) **Allowed Materials.** Unless expressly approved by the Reviewing Entity, all materials used in maintenance, repair, additions, and alterations, including windows, siding, shingles, and doors shall match those used in the original construction of the dwelling unit as to color, composition, type and method of attachment. When windows are added or replaced with new materials, the description, trim color and glazing specifications on those materials must be included with the application for addition or replacement to ensure that the long-term appearance will be compatible and will not degrade with long term exposure to the elements. The Reviewing Entity may allow substitute materials.

(f) **Lot Drainage/Roof Drainage.** When any additions, alterations, or renovations are performed to an existing home, the established roof drainage must drain to the ground solely within the deeded lot area. No roof will drain directly onto a neighboring property. Roof downspouts must be directed to splash blocks or other impervious surfaces, plastic flexible drain tubes, or to undersurface drainage lines within landscaping. Downspouts cannot extend into sod in such a way as to impede mowers. Gutters and downspouts will be required on all additional roof structures.

(g) **Covered Additions Including Covered Patios, Screen Rooms, Seasonal Rooms and Sunrooms.**

(i) **Definitions:**

- a. **Screen Room:** An asphalt shingled roof (Gable or Shed Style) that is attached to the dwelling roof and matches the overall design of the existing structure. Room is entirely screened with or without a knee wall.
- b. **Seasonal Room:** An asphalt shingled roof that is attached to the dwelling roof and matches the existing roof design. Room is screened and includes clear or tinted vinyl panels such as EZE Breeze or similar.
- c. **Sunroom:** An asphalt shingled roof that is attached to the dwelling roof and matches the existing roof design and style. Windows and siding must match and align with those in the existing dwelling in size and color. A sunroom is a conditioned space.
- d. **Covered Patios:** An asphalt shingled roof that is attached to the dwelling roof and matches the existing roof design. There is no screening, windows, etc. under the roof structure. Conversion of a Covered Patio to a Screen Room, Seasonal Room or Sunroom is permissible.
- e. **Conversion from one style room to another:** Conversions are allowed following the guidelines in Section 3.6, only after an application is submitted and the owner receives written approval from the Reviewing Entity.
- f. **Birdcage:** The entire framework (walls and roof) is covered in screening consistent with that of the main home. Birdcages are not permitted.

See below for additional requirements for each room

(ii) **Screen Room Additions (Gable or Shed Roof):**

- a. Roof slope must not be less than three (3) feet vertical to twelve (12) feet horizontal.
- b. Gabled area cannot be screened but must have siding matching the home in the peaked areas or the half gable on one or both sides of a shed roof.

Square/rectangular gable vents or decorative pediments may be required to be installed in the gable area of a gable roof. All other materials used for the fascia, soffit, gutter, downspouts, screening and roof shingles must be same style and color as the existing home.

- c. The corner columns must be a minimum of eight (8) inches by eight (8) inches square or eight (8) inch diameter. Larger columns are acceptable but shall not exceed the size of the columns in the front of the house.
- d. Room must be attached to the main structure.
- e. All gable soffits in the addition are to align with existing house soffits.
- f. All shed roof soffits in the room addition are to align with the existing siding.
- g. All shed roof soffits must be a minimum of nine (9) feet above the finished grade of the patio.
- h. Knee wall siding will match existing siding alignment, or matching stone on front elevation if installed.

(iii) **Seasonal Rooms:** In addition to the requirements in Section 3.6(g)(v) below, the following apply: Clear or Smoke Grey vinyl panel 4-track systems such as EZE Breeze or similar are permitted to be installed in seasonal rooms.

- (iv) **Sunroom Additions:**
- a. Roof slope must not be less than three (3) feet vertical to twelve (12) feet horizontal.
 - b. Materials used for the siding, fascia, soffit, gutter, downspouts, and roof shingles must be same style and color as the existing home.
 - c. Windows must be same height and consistent as to the quality, style and color as the existing home windows.
 - d. All soffits in the addition are to align with existing house soffits.

- (v) **Covered Patios:**
- a. Roof slope must not be less than three (3) feet vertical to twelve (12) feet horizontal.
 - b. Materials used for the siding, fascia, soffit, gutter, downspouts and roof shingles must be the same style and color as the existing dwelling.
 - c. Gabled area can have siding that is the same style and color as the existing dwelling or mylar film.
 - d. The corner columns must be a minimum of eight (8) inches by eight (8) inches square or eight (8) inch diameter. Larger columns are acceptable but must not exceed the size of the columns in the front of the house
 - e. Rooms must be attached to the main structure.
 - f. All gable soffits in the addition are to align with existing house soffits.

3.7. Outdoor Modifications. Applications for changes or additions must meet but are not limited to the following minimum criteria:

- (a) **Front Entryway/Porch:** Modifications to the front entryway/porch which are visible from the street, are in compliance with Design Guidelines, and are aesthetically in harmony with the individual and neighboring properties may be considered for approval.
- (b) **Front Door & Storm Door:** Front Door color and style will be subject to approval by the Reviewing Entity. The storm door should meet the following standards: Door glass is "clear full view" or border etching, no opaque coloring, design etc. on the glass. Can also be retractable. Storm door frame color must be white. Storm doors and screens must be of manmade material (no wood storm doors).
- (c) **Front Area (to include walkway and driveway):** No part of the front entry/porch will be enclosed by screen or walled structure. The concreted ground area of the original property construction shall not be expanded. All walkways are limited to fifty-six (56) inches in width (including border trim). Changes to the walkway are limited to the approved colors, patterns and texture. All driveway borders are limited to the approved colors, patterns, textures and additions of twenty-four (24) inch wide decorative edging on sides. All submissions must include proposed material, pattern and color samples.
- (d) **Outdoor Decorations (year-round) –** Yard art (such as statues, artifacts, planting pots, etc.) or decorations attached to walls, placed on pedestals or in flower beds, front yards or walkways or suspended from a covered structure are acceptable if the decorations are in harmony with the front view of the property. A wall mounted decoration must not exceed forty-eight (48) inches in height and forty-eight (48) inches in width. Free standing decorations must be no more than forty-eight (48) inches in height excluding shepherd hooks. Front porch furniture or furnishing must not exceed forty-eight (48) inches in height. All non-holiday decorations must be consistent with the character and streetscape of the community. The maximum number of decorations/yard art allowed in the front area per property is ten (10).
- (e) **Holiday Decorations (temporary) –** Holiday decorations are allowed between the dates November 15 through January 15.
- (f) **Birdhouses/Feeders –** Birdhouses/Feeders, butterfly houses must be placed in rear yard only. They must not exceed six (6) feet in height and must be designed and placed in harmony with the surrounding environment and home color. There is a maximum of two in total.
- (g) **Trellises –** Trellises must be of non-wood material. Trellis material and color must be suitable to the character of the entry structure and front view of the property. Trellises seventy-two (72) inches or shorter are permitted. Vegetation must be maintained to present a neat appearance with no overgrowth onto roofs or walkways.
- (h) **Arbors/Archways –** Arbors/Archways will not be allowed in the front Entryway/Porch and Front Courtyard area.
- (i) **Railings/Gates –** Railing around rear porches or patios are limited to black or white aluminum, with a height of no more than 48 inches. Same as fencing as in Model Park. Gates are only permitted in relation to rear yard fences.

- (j) **Plantings** – Landscaping in and next to the front entry/porch area must be maintained to present a neat appearance with no overgrowth onto roofs. Plantings may be suspended, placed on pedestals or placed in decorative containers with applicable irrigation devices. When decorative and plant items that were previously approved are to be changed to similar items and are in compliance with the Design Guidelines, re-application is not required. Free-standing landscape beds are prohibition, except with the written approval of the Reviewing Entity.
- (k) **Shutters and Window Boxes** – Upon approval by the Reviewing Entity, shutters and/or window boxes will be installed as follows:
Shutter design and color will be complimentary to the home design and neighborhood.
Window box design and placement must be reviewed by the Reviewing Entity.
- (l) **Hurricane Protective Systems** – Such systems will be used as a protection system only in the event of an oncoming storm and are not to be confused with decorative shutters. The system may not deviate from the aesthetic look of the homes. The system may not be implemented earlier than seventy-two (72) hours prior to a storm's arrival and must be removed or stored no later than seventy-two (72) hours after a storm. Manufacturer's catalog(s) and the selected design as applicable must be attached when applying through the Reviewing Entity. **In the event of a government-issued mandatory evacuation order, the pre and post event time requirements will be waived. However, hurricane protective systems must be uninstalled as soon as possible.**
- (m) **Flags** – Permanent stand-alone flagpoles are not allowed. Only one flag may be displayed on the front of the house regardless of the number of mounting fixtures. Low ground flags are considered decorative features pursuant to Section 3.7(d) . No flag may extend so that the end protrudes more than four (4) feet from the exterior wall of the Home to which it is attached. All flags will be maintained in good condition and should not be displayed on days when the weather is inclement. Proper lighting is required for nighttime display of the American Flag. The Reviewing Entity reserves the right to ask an Owner to remove any flag which may be considered offensive or controversial by other Owners or the Reviewing Entity.
- (n) **Shade Devices** – Man-made screens and shade devices must appear as an integral part of the building elevation and will be made of materials that complement the home and the neighborhood. Fabric Awnings or any other shading devices will only be applicable to windows and doorways and not ancillary equipment. Such devices must be in harmony as to size, style and color with the house and application to shaded opening. Fabric awnings or similar shading devices are permitted on the rear of the home when the color is muted and may be striped as long as it is consistent with the color of the home, roof, shutters and community-wide standard and approved by the Reviewing Entity. The color of the exterior shading devices must complement the home. Awnings or such other devices will have a retractable feature, either mechanical or manual, for storage in inclement weather, fixed awnings are not permitted. In the event cleanliness or repair becomes a factor, an Owner will be given seventy-two (72) hours to correct the problem. If conditions persist, the Reviewing Entity will seek corrective action from the Association for the removal or restoration of the awning or shading device.

- (o) **Arbors** – Arbor construction and installation must be applied for and approved through the Reviewing Entity. The placement of arbor structures will be at least twenty (20) feet from any neighbor's Lot line and only in the rear yard. The maximum size of any arbor must not exceed a height of eight (8) feet, a width of three (3) feet and a depth of two (2) feet with the wider dimension parallel to the rear lot line. The arbor application must include a description of approved vegetation, which is required on the finished product. Application for size, materials and placement must be submitted and approved for prior to installation by the Reviewing Entity.
- (p) **Yard Furniture** – Yard furniture is permitted only in the rear yards. Yard furniture may be permitted in front yards only if it meets the standards for formal decorative furniture as determined by the Reviewing Entity. Yard furniture is not permitted on grass areas and shall be placed on patios only.
- (q) **Fountains, Water Features and Decorative Ponds** – Fountains and water features must be no higher than forty-eight (48) inches above ground level. The surface area of a water feature (such as a water falls) must not exceed twenty-four (24) square feet. (The falls and the catch basin are included in the square footage requirement). Decorative ponds must not exceed two (2) feet in depth, of which twelve (12) inches may be above ground level. The surface area of a decorative pond must not exceed twenty-four (24) square feet. If any structure is placed in the pond, the height limitation is forty-eight (48) inches.
- (r) **Pergolas** – Application for size, materials and placement must be submitted to and approved by the Reviewing Entity prior to installation. Pergola columns must be a minimum of six (6) inches by six (6) inches or (8) inches in diameter. Larger columns are acceptable but must not exceed the size of the columns in the front of the house. Pergolas cannot be enclosed, screened or roofed. Motorized Pergola slats are permitted.
- (s) **Fire Pits** – Fire Pits are permitted but, must be a minimum of ten (10) feet from the dwelling. Fire Pits are defined as fixed, permanent or portable, installed fire/heating devices. Portable fire-pits must be removed and stored during a hurricane/storm event.
- (t) **Lightning Protection Systems** - Lightning Protection Systems must be approved by the Reviewing Entity. Any cabling must come down the rear pitch of the roof and side of the house. Cabling must be placed in a sleeve to closely match the siding and/or roof color.
- (u) **Solar Panel Installation** – All solar collection device installation must be designed and installed to minimize the visual impact to surrounding areas.
1. **Panel Placement and Visibility.** Panels must be installed on roof surfaces only and will be positioned parallel with the roof surface on which they are installed. Solar panels must be mounted on rear facing roofs only. The highest point of a solar panel installation must be lower than the ridge of the roof line where it is attached. No solar panels will be approved for ground installation.
 2. **Color.** Only panels with black faces will be permitted. The color of trim and supporting structure will be limited to black, brown, gray or non-reflective metallic as provided by the manufacturer and as closely matched to the roof color as possible.

3. Location of Ancillary Devices. Wall mounted devices on the house exterior required by the installation of the solar panels will be mounted in close proximity to existing house mounted utility boxes.
4. **Visible exterior wiring from the panels shall be on the same elevation of the residence as the panel installation to a point non-higher than eighteen (18) inches above the finish grade and shall then extend to the wall mounted device(s) horizontally. The color of any visible exterior wiring required by the installation will closely match the color of the surfaces to which they are mounted.**
5. **Additional Application Requirements.** In addition to the requirements stated in "Application Requirements 2", applications for solar panels installations shall include:
 - a. Roof plan to scale indicating the size and placement of panels.
 - b. Samples of materials intended for installation (color photos of larger items will be allowed).
 - c. Appropriate building elevation showing the extent of panel installation.
 - d. Photos of residence from all directions showing visibility of installation.
 - e. Design drawings prepared by installing firm licensed in South Carolina to install Solar Collection Systems, stating compliance with State and local codes, and local power company requirements.

4. LANDSCAPING AND HARDSCAPE GUIDELINES

4.1. Landscaping by Association:

The Association shall be responsible for maintaining the Area of Common Responsibility as provided in the Declaration. The Association shall also perform such additional maintenance as may be required under any Supplemental Declaration.

4.2. Landscaping for Lots: Landscaping must be consistent with the following minimum requirements:

- (a) **Recommended Plant Materials:** Refer to Appendix C for a list and description of recommended plant materials. Use of artificial flowers, trees or plants is prohibited.
- (b) ****Irrigation Systems:** All landscaped plantings will be continuously maintained by a fully automatic underground watering system. When using sprinklers, care should be taken to avoid over-spry on patios, sidewalks, streets and driveways ("hardscape"), structures, windows and adjacent properties. Irrigation systems must be installed and operational on the lot within fourteen (14) days of closing.

Note: The Declaration provides: "No sprinkler or irrigation system of any type which would draw water from creeks, streams, rivers, lakes, ponds, wetlands, canals or other ground or surface waters within the properties shall be installed, constructed or operated within the

properties. All sprinkler and irrigation systems shall be subject to approval in accordance with this Declaration. Private wells are prohibited on the properties. The provisions of this section shall not apply to wells, sprinklers or irrigation systems installed or expressly authorized by the Declarant or a regulated public or private utility company providing services to the Community"

(c) **Landscape and Lawn Maintenance:** Owners will maintain all shrubbery; sod, trees, and other landscaping installed on their lot in a neat, clean, orderly and healthy condition. Lawns will be comprised of grass sod only and will be cut and edged next to all concrete or asphalt surfaces and will be regularly mowed and maintained. Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass sod is specifically prohibited. All shrubbery will be regularly trimmed and maintained to assure the health and attractive condition. All non-lawn areas must be kept free from excessive weeds or unsightly undergrowth or brush. The Owner's maintenance and care obligations will apply to all portions of the lot including any easements located on or adjacent to, including front, side and rear road and utility easements.

(d) **Swales:** Plants, flowers, shrubs, and trees will not be planted in the swale such as to obstruct storm drainage along the side yards of the lot.

4.3. General Landscaping Criteria:

Lot landscaping is intended to serve both aesthetic and environmental purposes. From an aesthetic perspective, landscaping must be adequate to properly complement the house, lot, and surrounding areas. Landscaping is used to frame and soften the house, screen mechanical equipment and other unsightly areas, provide privacy and add interest to the home's façade. Consideration will be given to the landscaping on surrounding lots to avoid conflicts such as planting large trees closer together than is recommended and to tie planting beds and grassed areas together using smooth lines along property lines. From an environment perspective, landscaping provides a means for stabilizing the soil and controlling erosion. The general landscaping guidelines have been developed to address these two purposes.

General landscaping guidelines have been developed to provide a minimum standard of landscaping for each lot and to maintain the appearance and value of the community. The general landscaping guidelines will vary from lot to lot based on the number of native trees on any lot at closing. In order to ensure that each lot is properly landscaped, the lot is divided into quadrants and each quadrant is tested to determine if the quadrant is "wooded" or "cleared". Basic planting requirements should, at a minimum, address the following areas:

(a) **Permitted Grasses.** The ground surfaces of all lots except those occupied by hardscape or structures will be covered with a combination of landscaping, sodded grass lawn, planted ground cover, and approved mulch materials as listed in Appendix B. The sodded grass lawn area must not be less than 50% of the total ground surface. No artificially colored or painted rock will be permitted. Ground cover or inert material will not be used to spell out names, nicknames, names of states, athletic teams, slogans, emblems, geometric patterns, or any other communication.

In order to prevent soil erosion and to maintain positive drainage, the original grades of the lot must be maintained during landscape and sod installation. For this reason, a minimum sod buffer of ten (10) feet on the front curb and rear property line must be maintained as a drainage area. Lagoon top of slope and banks are included in the sod buffer. The lot owner will hold harmless the Developer and Community Association for any property damage, including damage to the house, caused by an alteration of the grades or changes in the drainage patterns in connection with the design, installation, or maintenance of the owner's landscaping done by the owner or hired landscape contractor. Bermuda grass shall be the only grass permitted within the community.

- (b) **Dead or Diseased Plantings:** Dead or terminally diseased trees, bushes and all other landscaping must be removed as soon as discovered, after taking appropriate protective measures to void the spread of disease and must be replaced as necessary to maintain the appearance of the lot as approved by the Reviewing Entity. All material resulting from the tree removal must be disposed of and treated properly to avoid the spread of disease. Replacement trees and shrubs that are the same type and planted in the same place as the original ones do not require approval.
- (c) **Restriction on Paved Cover:** Decorative concrete located in the driveway areas other than that which is initially included with the home is prohibited; however, additional decorative brick paver edging, adjacent to the driveway which extends the overall driveway width not more than two (2), two (2) foot, on each side may be considered for approval by the Reviewing Entity.
- (d) **Plastic Sheeting:** The use of solid plastic sheeting or polyethylene over ground cover areas will not be permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil. Weed control fabrics may only be used with prior approval of the Reviewing Entity. All weed control fabrics must be kept thoroughly covered with a three to four-inch layer of approved mulch material.
- (e) **Utility Box Plantings:** Plantings are allowed around utility boxes; however, all plantings must be planted and maintained at least eighteen (18) inches away from the utility box to ensure proper access. No plantings are allowed in front of the utility box access panel to the box interior. Planters that can be moved are allowed to be placed in front of utility boxes. The same rule applies to utility boxes (fountain timers, etc.) installed on HOA property. Prior approval is required by the Reviewing Entity. The following plant materials are approved for planting around the transformer boxes: Sweet Viburnum, Needlepoint Holly, Japanese Privet, Lorapedlum and Maiden Grasses. An Owner is responsible for maintaining a one-and-a-half-foot clearance around the utility box. If utility work is performed, the plants may be damaged. If plant damage occurs, the association and the utility will not be responsible for replacing damaged plants. The Owner will be responsible for repair and replacement of any damage which occurs.
- (f) **Landscape Beds:** Landscape beds shall be adjacent to homes and patios. Free-standing landscape beds in the grass areas of the lot are prohibited, except as approved by the Reviewing Entity in writing. The Reviewing Entity may allow free-standing landscape beds within the fenced area of a lot or in other cases which the Reviewing Entity deems appropriate. All landscaping will maintain a minimum of two feet from side property lines, and 5 feet from rear property lines, with exceptions as approved by the Reviewing Entity.

4.4. Privacy Walls, Fences and Hedging

Except as set forth below, no privacy walls, fencing, or hedging will be permitted for individual residences. No alterations, changes, or additions will be allowed for walls or fences of any residence without the prior written approval of the Reviewing Entity. The walls and fences described below will be permitted to be constructed by Owner subject to the approval of the Reviewing Entity:

- (a) **Pet Invisible Fences:** Invisible fences used to contain a dog in the yard are permitted. Prior approval of the modification is required. There is a pre and post installation inspection required. Keep all flags in place until both inspections are complete. Fence must be no wider than the width of the home, continuing straight back/forward and within the five (5) foot easement from the rear/front property line. Owner must have an invisible fence sign posted in front and back yards.
- (b) **Visible Backyard Fences:** Backyard fences are allowed provided the fence is limited to four (4) feet in height, is black aluminum type (same as model-park), is connected to the back side of the home, without extension, continuing straight back to the rear property line; with minor exceptions, subject to approval by the Reviewing Entity. There must be a minimum of one gate and all maintenance of the yard within the gate is the sole responsibility of the Owner. A two-foot border must be placed on the exterior of the fence covered with pine straw, unless Owner maintains border with alternate landscaping.
- (c) **Patio Privacy Walls:** A privacy wall adjacent to and along one side of a patio is permitted subject to approval by the Reviewing Entity. The height of a privacy wall adjacent to a patio shall not exceed six (6) feet in height and shall not extend beyond the boundary of the patio.

4.5. Ancillary Equipment

- (a) All ground-mounted equipment (HVAC) provided with the home and other mechanical equipment is not required to be screened from street view. If such a screening is desired by the Owner, such screening shall be of a material and color compatible with the design of the residence. Approved privacy screening must be maintained a minimum of two (2) feet of clearance from the equipment to allow for adequate air circulation, around the equipment, but must not encroach or trespass on a neighboring lot without such neighboring Owner's written approval. Window and roof-mounted equipment (including mechanical, air conditioning, and solar heating equipment) will not be allowed. Supplemental heating and cooling equipment may be installed in walls. Attic ventilation device may be installed on the roof, with approval of the Reviewing Entity. A sound barrier may be required for added equipment.
- (b) Installation of exterior water softeners, water filters, trash or compost containers/piles, gardening storage areas and any hardscape enclosing areas is not permitted.
- (c) All interior water treatment systems must be connected to the sewage system
- (d) No antenna, aerial, satellite dish, or other device for the transmission or reception of television or radio (including amateur or ham radio) signals of any kind will be allowed outside the Dwelling Unit, except those antennae whose installation and use is protected

under Federal law or regulations (generally, certain antennae under one meter in diameter) provided that an application for such an antenna or other device will be submitted to the Reviewing Entity and such application will only be approved if:

- i. The antenna or other device is designed to assure the minimal visual intrusion possible (i.e., is located in a manner that minimizes visibility from the street and preserves the community wide standard); and
 - ii. The antenna or other device complies to the maximum extent feasible with these Design Guidelines within the confines of applicable Federal regulations, i.e., without precluding reception of a quality signal, or unreasonably increasing the cost of the antenna or device. The applicant shall provide reception readings taken by the installer or self for potential locations, which make the antenna least visible. The following are preferred locations:
 1. Rear of the house, below the ridgeline.
 2. Rear of the house attached to the roof or the fascia.
 3. Side of the house, toward the rear, attached to the roof or fascia.
 4. Side of the house, toward the rear, attached below the eave.
 5. Ground mounted, rear yard, screened from street view.
 6. Ground mounted, side yard, toward the rear yard, screened from street view.
- (h) Roof top decorations, cupolas and application of non-functional articles other than lighting, ventilating and antennas are prohibited. Any changes to the rooftop design must be submitted in detail with the application.
- (i) Any exterior sound emitting devices (speakers, sound players, insect/animal repellents/chasers, chimes, etc.) must not create an audible nuisance to the neighbors.
- (j) Solar tubes with or without light kits are permitted in the rear of the home only.

4.6. Trash Containers

Trash must be stored in covered containers, which will be kept in the garage, except when they are being made available for collection, and will be subject to any restrictions in the Declaration or Rules and Regulations promulgated pursuant to the Declaration.

4.7. Signage

Unless more restricted by applicable county ordinance, and in conjunction with any restrictions in the Declaration or rules and Regulations promulgated pursuant to the Declaration (see Exhibit "B"), the following will apply:

- (a) **General Limitations.** Posting of signs of any kind, except those required by law, including posters, circulars, billboards, "For Sale", "For Rent", "Open House", directional or other commercial signage will not be displayed on a lot, house (inside or outside), or vehicle. There shall be no garages sales, except those sponsored by the association. Accordingly, there shall be no garage sale signs posted on any home or lot.
- (b) **Security System and Invisible Pet Fence Signs.** Residents will be permitted to post a sign from a security/alarm company providing services to such Resident or the home. One single-sided security/alarm sign may be placed in the front yard where it is visible to persons approaching the house. Invisible Pet Fence signs must be placed in front and back yard. The signs must be professionally prepared (no hand lettering) and shall not exceed two (2) feet in overall height from finished grade and/or seventy-two (72) square inches in size (i.e., eight inches by nine inches) if placed in the ground. The sign will be located within the setback criteria set forth in Appendix A for such homes.

4.8. Other Prohibited Exterior Features

The following features are prohibited from use in K. Hovnanian's Four Seasons at Carolina Oaks:

- a. Permanent ground mounted flagpoles
- b. Clothes lines or clothes poles
- c. Detached garages
- d. Garage Door Screens
- e. For Sale or For Rent signs
- f. Garage Sale signs
- g. Window A/C Unit
- h. Storage buildings, dog houses, sheds, gazebos, casitas
- i. Dog Runs
- j. Vegetable Gardens on residential lots
- k. Rainwater Collection devices (rain barrels, etc.) unless approved in advance
- l. Artificial Vegetation

4.9. Lighting

- (a) Illumination of landscaping forty-eight (48) inches high or less, as well as for walks and driveways, will be accomplished with low wattage ground mounted fixtures which are contained within the landscape beds.

- (b) Illumination of large bushes, trees and water features will be accomplished with standard flood or spot light fixtures; ground mounted and aimed vertically upward. No lighting will be permitted that constitutes a nuisance or hazard to another Resident
- (c) Holiday lighting is allowed within a reasonable period of time, prior to, during and after a holiday season so long as the lights and decorations are unobtrusive and do not constitute a nuisance. Holiday lights are permitted from November 15 – January 15.
- (d) Lampposts are prohibited.
- (e) Exterior building mounted light fixtures, including motion detectors, spotlights and floodlights will conform to the architecture of the house and be subject to approval of the Reviewing Entity. Any enclosure of a light fixture must be designed to conceal the lamp (bulb) and to direct the light downward.
- (f) Room additions will have light fixtures installed adjacent to or above exterior doors.
- (g) Up to six (6) solar walkway lights do not require Reviewing Entity approval if they meet the following standards:
 - 1. 6 or fewer lights along front entrance walkway
 - 2. 6 or fewer lights along rear yard patio
 - 3. All lights must be flat black or silver finish
 - 4. All lights must be white lights
 - 5. All lights will not exceed eighteen (18) inches in height
 - 6. All lights will direct light downward.
- (h) An Owner is permitted to install one (1) spotlight to illuminate the American flag without prior approval of the Reviewing Entity. No lighting will be permitted that constitutes a nuisance or hazard to another Resident.
- (i) Clear or white lights are required in all exterior lighting. Colored lights may only be used during a holiday season.

4.10. Outdoor Kitchens

Applications for outdoor kitchens and built-in barbecue pits will be limited to the patio area and subject to approval by the Reviewing Entity.

5. REVIEWING ENTITY SUBCOMMITTEES

With prior approval of the Board of Directors, the Reviewing Entity may, as it deems necessary, establish and abolish subcommittees of the Reviewing Entity relating to the performance of specific duties to assist the Reviewing Entity. Any authorized agent of the Reviewing Entity, or of any subcommittee established by the Reviewing Entity, will be authorized to perform the plan review and inspection of lots required pursuant to these Design Guidelines. The operations and procedures of a Reviewing Entity Subcommittee will be established by the Reviewing Entity upon its formation.

The Board of Directors will appoint all members of a Reviewing Entity Subcommittee. At least one (1) Reviewing Entity member will be a member of the Reviewing Entity Subcommittee. That member will act as Chairman of the subcommittee. Appointees to the Reviewing Entity Subcommittee will be owners in good standing. The Board of Directors will have authority to dismiss or replace Subcommittee members.

6. ENFORCEMENT OF GUIDELINES AND REVIEWING ENTITY ACTIONS

In the event of a violation of these Design Guidelines or any decision of a Reviewing Entity, the Declarant or the Board may take any enforcement action authorized by the By-Laws or the Declaration. **This includes removal or reconstruction at the Owner's expense of any unapproved or non-compliant structures or landscaping. In addition, violations are subject to fines as authorized by the K. Hovnanian's Four Seasons at Carolina Oaks Violation and Procedure and Fine Schedule Policy of up to \$200.00 and loss of use of all community recreational facilities.**

7. AMENDMENTS TO THE DESIGN GUIDELINES

Declarant may amend, modify or supplement the Design Guidelines at any time during the "Declarant Control Period" as defined in the Declaration. Declarant may also amend, modify or supplement the Design Guidelines at any time in order to comply with applicable Governmental Requirements, correct a scrivener's error or resolve ambiguities, and for other defined purposes. Thereafter, the Reviewing Entity, or if the Reviewing Entity is not established, the Board of Directors may amend, modify or supplement the Design Guidelines. **Any amendments, modifications or supplements to the Design Guidelines are to be reviewed and approved by the Board of Directors.** Except for changes to comply with applicable Governmental Requirements, any amendments, modifications or supplements shall apply to construction and modification commenced after the date of such amendment only and should not require modification or removal of Regulated Work previously approve once the approved construction or modification has commenced.

8. DECLARANT'S IMPROVEMENTS

As part of the planning and development of K. Hovnanian's Four Seasons at Carolina Oaks, Declarant has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, park preserves (open space), streets, model home packages, a sales pavilion, and a recreation center. Market conditions, styles, marketing

strategies, or other factors may cause Declarant to change the type of models, size of homes, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials, or the landscaping on the common area.

APPENDIX A: BUILDING SETBACKS

A. RESIDENTIAL AREAS

The building setbacks described below are applicable to K. Hovnanian's Four Seasons at Carolina Oaks and recognized by the Reviewing Entity. Notwithstanding any other provision of law, all building setbacks must meet these requirements:

- | | |
|----------------|--------------------------|
| 1. Front Yard: | Twenty (20) Feet Minimum |
| 2. Side Yard: | Five (5) Feet Minimum |
| 3. Rear Yard: | Ten (10) Feet Minimum |

B. COMMON AREAS OWNED BY THE COMMUNITY ASSOCIATION

The non-residential areas of K. Hovnanian's Four Seasons at Carolina Oaks will be Common Area, as defined in the Declaration. Additionally, park preserves, the sales pavilion and model homes, community commercial and other uses will have various required building and setback requirements.

APPENDIX B: COMMONLY USED ORNAMENTAL LANDSCAPING

The following list of trees and plants is given as a recommendation of the type of plant material that will live and flourish in the soils and climate of K. Hovnanian's Four Seasons at Carolina Oaks. The Reviewing Entity may approve alternate types of plant material as proposed by an Owner or landscaper.

D = Deciduous E = Evergreen

Large Trees – Spaced twenty (20) feet apart; and twenty (20) feet minimum from buildings. Trees are deer resistant to extent edible parts can be protected until they grow out of reach of the deer.

D – Chinese Pistache (*Pistacia chinensis*) twenty-five to thirty-five (25 – 35) feet high and twenty-five to thirty-five (25-35) feet wide

D- Elm

D- Florida Maple (*Acer floridanum*) fifty (50) to seventy-five (75) feet tall

E- Live Oak (*Quercus virginiana*)

D- Red Maple (*Acer Rubrum*) Average fifty (50) feet high

D- Shallow Oak (*Quercus phellos*)

E- Southern Magnolia (*Magnolia grandiflora*) sixty (60) to eighty (80) feet high and forty (40) feet wide

D- Swamp Chestnut Oak (*Quercus michauxii*) sixty-five (65) feet high, White Oak

D- Sycamore (*Platanus occidentalis*)

Small Trees – Space ten (10) feet apart; and ten (10) feet minimum from buildings. Trees are deer resistant to extent edible parts can be protected until they grow out of reach of the deer.

D- Aristocrat Pear (*Pyrus calleryana* 'Aristocrat')

D- Calloway Crabapple (*Malus pruniflora* 'Calloway')

D- Crape Myrtle (*Lagerstroemia indica* – Varieties 'Cherokee', 'Muskogee', 'Natchez', and 'Tuscarora')

E- East Palatka Holly (*Ilex x attenuate* 'East Palatka')

E- Foster Holly (*Ilex x attenuate* 'Fosteri')

D- Goldenrain Tree (*Koelreuteria paniculata*)

D- Japanese Flowering Cherry (*Prunus serrulata* 'Kwanzan')

D- Japanese Maple (*Acer palmatum*)

E- Little Gem Magnolia (*Magnolia grandiflora* 'Little Gem')

E- Loblolly Pine (*Pinus taeda*)

E- Nelli R. Stevens Holly (*Ilex aquifolium x cornuta* 'Nellie R. Stevens')

E- Palmetto (*Sabal palmetto*)

D- Redbud (*Cercis Canadensis*)

D- River Birch (*Betula nigra*)

E- Robin Holly (*Ilex x hybrid* Conin)

D- Saucer Magnolia (*Magnolia virginiana*)

E- Savannah Holly (*Ilex x attenuate* 'Savannah')

E- Spruce Pine (*Pinus glabra*)

E- Sweet Bay Magnolia (*Magnolia soulangiana*)

E- Tree Form Wax Leaf Privet (*Ligustrum lucidum*)

E- Weeping Yaupon Holly (*Ilex vomitoria* 'pendula')

E- Tree Form Wax Myrtle (*Myrica cerifera*)

- E- Windmill Palm (*Trachycarpus fortunei*)
- D- Yoshio Cherry (*Prunus yedoensis*)

Large or Accent Shrubs – Space five (5) feet apart; and five (5) feet minimum from buildings. Shrubs indicated with an "*" are deer resistant. Shrubs indicated with an "SH" require shade.

- E- Anise* (*Illicium anisatum*)
- E- Azalea SH (*Azalea indica* – Varieties 'Formosa*', 'George L. Tabor', 'G.G. Gerbng', 'Judge Solomon', 'President Clay', 'Red Formosa', and 'Southern Charm*')
- Semi E- Butterfly Bush (*Buddleia davidii*)
- E- Bottlebrush* (*Callistemon citrinus*)
- E- Camellia SH (*Camellia sasanqua*)
- E- Chinese Fringe (*Loropetalum chinense*, cultivars; Hines Prunella leaf, Burgandy, Blush)
- E- Pampas Grass* (*Cortaderia selloana*)
- Semi E-Sago Palm* (*Cycas revolute*)
- E- Gardenia* (*Gardenia jasminoides*)
- E- Burford Holly* (*Ilex cornuta* 'Burfordii')
- E- Wax Leaf Privet* (*Ligustrum lucidum*)
- E- Banana Shrub* (*Michelia figo*)
- D- Variegated Maiden Grass (*Miscanthus sinensis* 'variegata')
- E- Waxmyrtle* (*Myrica cerifera*)
- E- Nandina* (*Nandina domestica*)
- E- Oleander* (*Nerium oleander*)
- E- Tea Olive* (*Osmanthus fragrans*)
- E- Fortune's Tea Olive* (*Osmanthus fortunei*)
- E- Firehorn (*Pyracantha koidzumii*)
- E- Pittosporum (*Pittosporum tobira*)
- E- Podocarpus Yew* (*Podocarpus macrophyllus* 'maki')
- D- Purple Fountain Grass (*Pennisetum setaceum* 'Rubrum')
- E- Sweet Viburnum* (*Viburnum odoratissimum*)
- E- Laurustinus* (*Viburnum tinus*)

Medium Shrubs – Space two (2) feet apart; and two (2) feet minimum from buildings. Shrubs indicated with an "*" are deer resistant. Shrubs indicated with an "SH" require shade.

- E- Abelia (*Abelia grandiflora*)
- D- Barberry (*Barberis thunbergii* "Rose Glow" or 'Crimson Pygmy')
- E- Boxwood* (*Buxus microphylla*)
- E- Dwarf Bottlebrush* (*Callistemon citrinus* 'Little John')
- E- Dwarf Burford Holly* (*Ilex cornuta* 'Burfordii nana')
- E- Carissa Holly* (*Ilex cornuta* 'Carissa')
- E- Dwarf Yaupon Holly* (*Ilex vomitoria* "Nana" or 'Schellings')
- E- Florida Jasmine (*Jasminum floridum*)
- Semi E- Primrose Jasmine (*Jasminum mesnyi*)
- E- Dwarf India Hawthorn (*Raphiolepis indica*)
- E- Yucca* (*Yucca filamentosa*)

E- Sanankwa Viburnum* (*Viburnum suspensum*)

Low Shrubs or Groundcovers – Space one (1) foot apart; and two (2) feet minimum from buildings. Shrubs indicated with an "*" are deer resistant. Shrubs indicated with an "SH" require shade. Shrubs indicated with a "V" are vines to be used with support.

E- Hollyfern SH (*Cyrtomium falcatum*)

E- African Iris* (*Dietes vegeta*)

E- Dwarf Gardenia* (*Gardenia jasminoides* 'radicans')

E- Carolina Jessamine V (*Gelsemium sempervirens*)

Semi E- Daylily (*Hemerocallis hybrida*)

D- Lantana* (*Lantana camara*)

E- Big Blue Liriope (*Liriope muscari* 'Big Blue')

E- Variegated Liriope (*Liriope muscari* 'Silvery Sunproof')

E- Goldflame Honeysuckle V (*Lonicera x heckrottii*)

E- Trumpet Honeysuckle V (*Lonicera sempervirens*)

E- Blue Pacific Juniper* (*Juniperous conferta* 'Blue Pacific')

E- Parson's Juniper* (*Juniperous davurica* 'Expansa')

E- Blue Rug Juniper* (*Juniperous horizontalis* 'Wiltonii')

E- Dwarf Japanese Garden Juniper* (*Juniperous procumbens* 'Nana')

E- Dwarf Nandina* (*Nandina domestica* 'Harbor Dwarf' or 'Firepower')

E- Banks Rose V (*Rosa bankiae*)

E- Confederate Jasmine*V (*Trachelospermum jasminoides*)

E- Lily of the Nile (*Agapanthus*)

Prohibited Trees

Weeping Willows

Mimosas

Empress

Leyland Cypress

Bamboo

APPENDIX C: NON-PORTABLE POWER GENERATORS

Generator installation will only be allowed at the rear and side of the house. For all governmental requirements and permitting, see Section 1.3 Governmental Requirements above.

A copy of the survey of the property with the proposed generator location indicated must be submitted with the application for Reviewing Entity review and approval. Generator manufacturers specifications must be submitted with application. Copy of county Electrical and Plumbing permit approvals must be submitted to Reviewing Entity upon completion of generation installation and county inspections.

Dual fuel generators powered by natural gas and LPG will be allowed. All generators must be rated at a maximum noise output of 70db (a) at approximately 7 meters. Generator output of 20 KW will be the maximum allowable.

Generators may be screened from view of adjacent homes with enough clearance per code and manufacturer's requirements. Only natural screening with a maximum height of 36" will be permitted. Alternately, mature landscaping that is of enough height and density to completely block the view from neighboring homes will be allowed. Any landscaping must be following the design guidelines.

All generator installations will include a controller programmed with a "test" cycle. Testing is only permitted between the hours of 10:00AM and 5:00PM from Monday to Friday only. No testing is allowed on weekends or at other hours. Other than for testing purposes as identified in this paragraph, generators may only operate during electrical outages as emergency backup. Contracted "brown out" periods with local electric utilities are not permitted.

The generator, as installed and approved by the Reviewing Entity inspector, will become a permanent fixture of the real property and will be "grandfathered" (when/if ownership of the residence is transferred).

APPENDIX D: LANDSCAPE EDGING / MULCH / INERT MATERIALS

Landscape Edging: Typically, to facilitate yard maintenance and drainage, there is no edging material around the perimeter of planting areas (beds) on residential lots. Owners wishing to install landscape edging between the planting area and grass area, whether it is to be installed by a professional landscaper or Resident, requires approval of this Regulated Work by the Reviewing Entity prior to installation.

Edging must not affect drainage of adjacent residences.

Edging must be compatible with the residence and the neighborhood and shall not rise more than five (5) inches above the level of the adjacent turf or be more than five (5) inches wide. Edging will be continuous for each planting area and maintained in a plumb and level condition. Damaged or displaced edging must be replaced. The Resident is responsible for removing all weeds and plant growth around the edging that cannot be removed by the community landscaper. Loose stone pathways abutting sod must have approved edging.

The following materials are approved for landscape edging: metal, vinyl, extruded, fiberglass reinforced concrete (colored or plain), rubber or stones (flat stacked) No scalloped edging is allowed. This list of materials is not inclusive, and Owners may request approval from the Reviewing Entity for the use of other material.

The following materials are not approved for landscape edging: plastic, wood and wire.

Mulch: Mulch is limited to bio-degradable materials such as pine straw and shredded wood. Inert materials are prohibited except for rubber mulch which will be considered on a case by case basis. If there is a "river bed" (limited to thirty (30) inches wide) and it abuts the sod, it must be contained by approved edging. Mulch is not acceptable as a sod substitute. Determination of whether a material is acceptable in any specific situation will be made by the Reviewing Entity.

Inert Materials: Approved inert materials for entry walkway, porch paving, covering and coating materials will include concrete, brick, textured painting coverings, stamped concrete, natural pebble stone/epoxy coating, and other materials that may be found to be acceptable. Determination of whether a material is acceptable in any specific situation will be made by the Reviewing Entity.