

Baker's Landing

Homeowners Association

Architectural Review Committee

Application Guidelines

INTRODUCTION

The Architectural Review Committee (ARC) is an owner-elected entity, established in 1992 with the original signing of the Baker's Landing Covenants and Restrictions. Its authority to review and approve applications is vested in Article 28 of the Covenants and Restriction. The purpose of the ARC is to maintain the quality, high standards and appeal of the community. As such, owners are required to obtain approval from the ARC prior to commencing any reconstruction, remodeling, alteration or addition to any structure, shed, fence, wall, road, drive, path or any improvement of any nature that alters the exterior of the property.

An Architectural Review Committee application form must be submitted to the ARC for each project and must include plans, specifications and information outlined in this document. The ARC requires complete applications to protect the interests of all the property owners. Incomplete applications will be returned to the homeowner and could significantly delay the approval process. The application form can be found at the end of this document.

The guidelines included here are intended to assist you in preparing a successful application to the ARC. **The information outlined represents the minimum requirements.** There may be situations where the ARC requests clarification or additional information, depending on the circumstances.

Please note that any construction materials used in the project must be delivered to your property and may not be placed on the street or any vacant lot. To limit inconvenience to neighboring properties, any work that generates noise should start no earlier than 7 A.M and stop by 8 P.M. daily.

ARC APPLICATION GUIDELINES

Process

Completed applications may be e-mailed to ARCBakers@gmail.com or mailed to:

**Baker's Landing Homeowners Association
Attn: ARC
P O Box 42833
Charleston, SC 29423-2833**

Confirmation of application receipt will be sent via email from the ARC.

- Professionally prepared drawings are not required.
- Hand drawings are acceptable so long as they reasonably illustrate the project and are legible.
- Drawings should be to scale and include the measurements of the project.
- In addition, please provide any photos, images, color samples or material samples that better depict the materials to be used.
- Store brands and product numbers are useful.

The timing of Approvals, Denials, or Requests for additional information will greatly depend on the size and complexity of the project.

To assist the ARC in making a proper judgment on your request, a site visit may be required.

Once you have received approval, deviation from the approved plans and specifications requires written approval from the ARC.

Failure to submit an application or starting a project before approval is given, could result in work stoppage, fines and legal actions.

Terminology:

Description of the project: Tell us what you want to accomplish.

Site plan: A plat or survey showing the property boundaries, all existing buildings and structures, and all proposed additions and setbacks. Show dimensions.

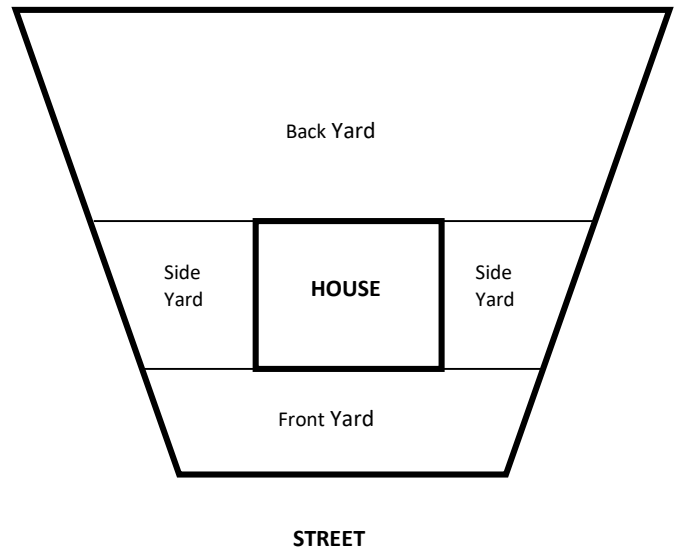
Elevation drawings: Drawings showing all affected exterior sides for existing and proposed additions. Show dimensions.

Grading plan: Describe the proposed grading changes; show the proposed heights on the site plan or elevation plan.

Front yard: The area extending from the front of the house to the front lot line

Side yard: The area extending from the side of the house to the side lot line

Back yard: The area extending from the back of the house to the rear lot line



The following are minimum requirements. Please allow two weeks for processing of your application. Incomplete applications will delay the process.

MAJOR ADDITIONS

Major additions include rooms, garages, greenhouses, screened porches and gazebos, among others. Also, refer to the other sections of this document for more information on specific types of projects.

Your submission should include:

- A description of the project
- A site plan showing the location of the house, the location of the proposed alteration or addition, including dimensions and the property lines
- Elevation drawings that show the existing house and the proposed addition. For example, if you want to add a screened porch to the rear of the house, include one drawing of the rear of the house and proposed porch and additional drawings of the sides of the house and proposed porch. These drawings should illustrate how the house and porch relate to each other
- Building plans, including architectural details (railings, doors, etc.) and dimensions
- A description of the materials and colors to be used
- A photograph of the area being modified, including the house

DECKS

Your submission should include:

- A description of the project
- A site plan showing the location of the house, the location of the proposed deck and the property lines
- Building plans, including railings, benches, and other details and dimensions
- Elevation drawings that show the existing house, the proposed deck and any benches, railings, etc.
- A description of the materials and colors to be used
- A photograph of the area being modified, including the house

DRIVEWAYS

Your submission should include:

- A description of the project
- A site plan showing the location of the house, the location of the proposed driveway and dimensions and the property lines
- A description of the existing and proposed materials
- If grading will be changed, include a grading plan
- A photograph of the area being modified, including the house

FENCES

You do not need approval to replace or repair fencing with the same style, color, and material.

Fences can have both a visual and physical impact on adjoining properties. Careful consideration should be given to the fencing design and execution.

Fences must be located to the rear of the front corner of the house and fencing panels cannot exceed 6 feet in height. Fence posts with caps or finials should be of a finished design that is complimentary to the fence and be of reasonable height with respect to the fence panels. Fences may be constructed of wood, masonry or other materials as approved by the ARC. Chain link fences or any other type of wire fences are not allowed. **All wood fencing must be stained.**

Dog runs are not allowed. A dog run is a fenced area comprising less than 30% of a backyard and used to house or confine one or more dogs.

Fences on corner lots must be given special consideration due to the strong visual impact on the street sides and adjacent properties. Because of this, fences on corner lots require a substantial increased set back on the street side(s) and should be screened by shrubbery.

To prevent disputes, property surveys are strongly recommended before fence construction begins.

Your submission must include:

- A description of the project.
- A description of the fence design with drawings, catalog clippings, or other images..
- A site plan showing the location of the house, the location of the proposed fence with dimensions and the property lines.
- The location of any proposed gates with gate dimensions, style and mechanical operations, if applicable. (Examples: hinged, electric, pneumatic, etc.)
- A description and samples of the materials and colors to be used.
- A photograph of the area being modified, including the house

COLOR CHANGES TO PAINT OR STAIN

You do not need approval to re-use existing approved colors. If a color change is involved, it must be approved.

Your submission should include:

- A description of the project
- Samples of the new color(s) you propose to use and any existing color(s) you plan to retain
- A color photograph of the house showing the existing colors and roofing

PATIOS, WALKWAYS & SIDEWALKS

Your submission should include:

- A description of the project
- A site plan showing the location of the house, the location of the proposed patio, walkway or sidewalk with dimensions and the property lines
- A description of the proposed building materials and colors to be used
- If existing grading will be changed, include a grading plan
- A photograph of the area being modified, including the house

LANDSCAPING

Landscaping improvements should be in keeping with existing landscaping in the neighborhood. ARC approval is required for front yard landscape projects that:

- use plant materials (trees, shrubs, ground cover, natural mulch, etc.) that involve an area greater than 25% of the front yard; or
- that will result in significant changes contrary to the original landscape design

The replacement of shrubs, trees, sod, or flower beds with similar materials does not require approval.

Landscape projects involving non-plant material (rock gardens, rocks, etc.) that exceed 20% of the front yard, per project or in aggregate, require approval.

Your submission should include:

- A description of the project
- A site plan showing the location of the area to be landscaped. Show the proposed location of landscape elements (trees, shrubs, rock garden, etc.)
- A description of the materials to be used, including the size of the materials (i.e. 5 gallon azalea, 10 foot palm)
- A photograph of the area being modified, including the house

ROOFING

If replacing shingles with the same as existing approved shingles, including color, you do not need approval. Partial re-roofing with a different material or different color shingle is not acceptable.

Your submission should include:

- A description of the project
- A sample of the shingle or other material to be used or a catalog clipping. Include a color sample if different from the shingle sample or catalog clipping.
- A photograph of the house showing the existing colors

SIDING REPLACEMENT

If replacement siding matches the existing approved siding material, including color, you do not need approval.

<p>Your submission should include:</p> <ul style="list-style-type: none"> • A description of the project • A sample of the proposed siding or a catalog clipping; include a color sample if different from siding sample or catalog clipping. • A sample of the predominant existing house color or a color photograph showing the true colors of the house • The construction and trim details at the corners, windows, doors and soffits • A photograph of the house
--

SATELLITE DISHES/SOLAR PANELS
<p>The Federal Telecommunications Act of 1996 preempted certain homeowners association rules regarding satellite dishes less than 1 meter in diameter. Satellite dishes less than 1 meter (39.37”) in diameter are allowed without prior approval, however, the satellite dish must be located as follows:</p>
<p>Locate satellite dishes/solar panels, to the greatest extent possible, as follows:</p> <ul style="list-style-type: none"> • To the rear of the house so that it is not visible from the street or neighboring properties <p>If a satellite dish/solar panel cannot be located as noted above and still receive an acceptable quality signal/sun exposure, it should be located, in order of preference:</p> <ul style="list-style-type: none"> • To the rear of the house so that it is not visible from the street • To the rear of the house • To the side of the house, toward the rear, so that it is not visible from the street • To the side of the house, toward the rear <p>If none of the above locations allow an acceptable quality signal/sun exposure, the satellite dish/solar panel should be located so that it is as unobtrusive as possible and still receive an acceptable quality signal/sun exposure.</p> <p>Satellite dishes and cables that will be visible from the street should be:</p> <ul style="list-style-type: none"> • screened with shrubbery, or painted to blend into the background against which they are mounted, so long as the paint does not interfere with reception of an acceptable quality signal. <p>Solar panel brackets should be cut to proper size and be hidden by the panels.</p>

SWIMMING POOLS, SPAS & HOT TUBS
<p>Your submission should include:</p> <ul style="list-style-type: none"> • A description of the project • A site plan showing the location of the house, the location and dimensions of the proposed swimming pool, spa or hot tub, any accessory equipment and the property lines and setbacks. Also show any proposed decking or patio surrounds and fences with dimensions. Refer to the section on Fences for more information.

- An elevation drawing showing the house, proposed pool, spa or hot tub and any railings, benches, etc. Provide pool deck elevation above finished grade, if applicable.
- If existing grading will be changed, include a grading plan
- A description of any accessory equipment. Depending on its location, the ARC may require the accessory equipment to be screened.
- A description of the color and materials for the swimming pool. Include a catalog clipping or photograph of the type of pool.
- A photograph of the side of the house where the swimming pool and equipment will be located, including the house

PLAY EQUIPMENT

Play equipment that can be easily removed does not require approval when it is located in the back yard, provided it does not exceed a height of ten (10) feet above the ground. It should be placed, to the extent possible, so that it is not visible from the street and so that there is a reasonable setback from the property line.

Play equipment that is more permanent in nature (wood or metal structures deemed as “fixtures”) requires approval. It should be located in the back yard, maintain a fifteen (15) feet setback from the property line, and not exceed a height of ten (10) feet above the ground,

Your submission should include:

- A description of the project
- A site plan showing the location of the house, the location of the proposed play equipment and the property lines
- A description of the play equipment, including a drawing or catalog clipping, dimensions, materials and colors to be used
- A photograph of the area being modified, including the house

TRELLISES

Simple trellises not exceeding 6 feet in height do not require approval. Trellises with an overhead arch or attached benches or other structures, and all trellises over 6 feet in height, must be approved.

Your submission should include:

- A description of the project
- A site plan showing the location of the house, the location of the proposed trellis and the property lines
- A drawing and description of the trellis design and dimensions
- A description of the materials and colors to be used
- A photograph of the area being modified, including the house

REMOVAL OF EXISTING STRUCTURES AND ELEMENTS

The ARC must approve the permanent removal of any building, major addition, fence, wall, structural element or amenity that changes the exterior appearance of the property.

Your submission should include:

- A clear description of what is to be removed
- A photograph of the area being modified, including the house
- A site plan showing the location of the items that are proposed to be removed, the house, and the property lines.

MISCELLANEOUS

You can make many kinds of changes to your property. If your project is not covered in the preceding pages, refer to the one that is closest in concept and use it as a guide in preparing your submission. Some examples of miscellaneous projects are ponds, retaining walls, and permanent fountains.

Your submission should include:

- A complete project description including dimensions, color, materials, catalog clippings, pictures, etc.
- A site plan showing the location of the proposed project, the house, the property lines and dimensions.
- A photograph of the area being modified, including the house
- Elevation drawings may be required, depending on the nature of the project
- If existing grading will be modified, include a grading plan

MAILBOX POSTS

Included for owner upkeep:

Blue paint purchased from PPG Store #8155 on North Cedar St in Summerville:

Item # 6-653XI/01 PZ S-Hide EXT LX FLT DP RU
6-653XI B100_815502000000_MIDNIGHT HAZE (6653-XI)

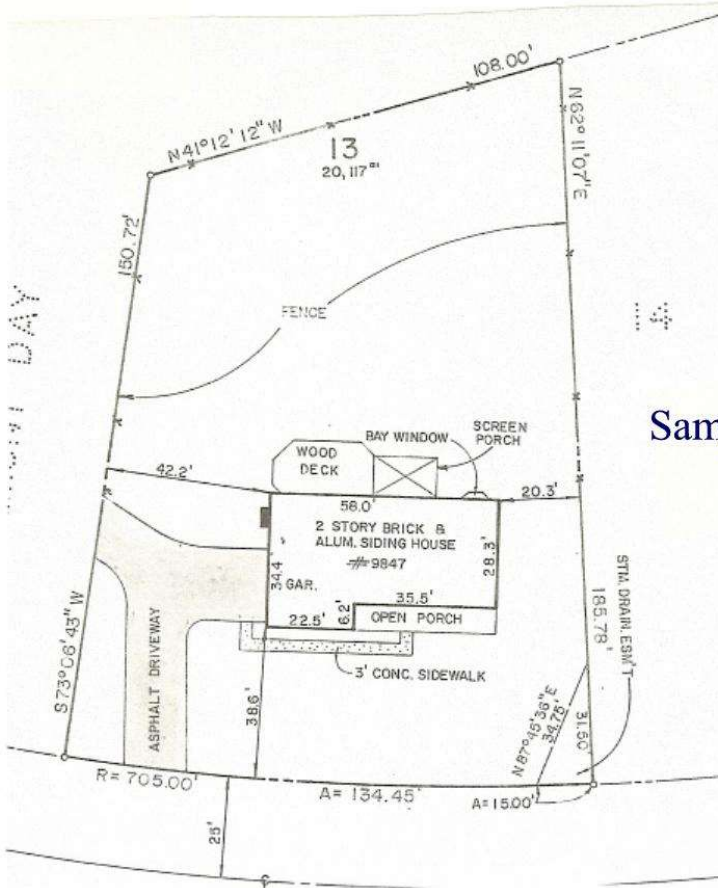
Gold paint purchased from Amazon:

SHEFFIELD 5740 QT GOLD EXTERIOR/INTERIOR METALLIC ENAMEL

Clear top coat purchased from Parks Auto Parts:

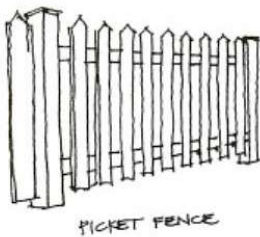
Automotive Clear LIMCO LC4000

EXAMPLES



Sample site plan

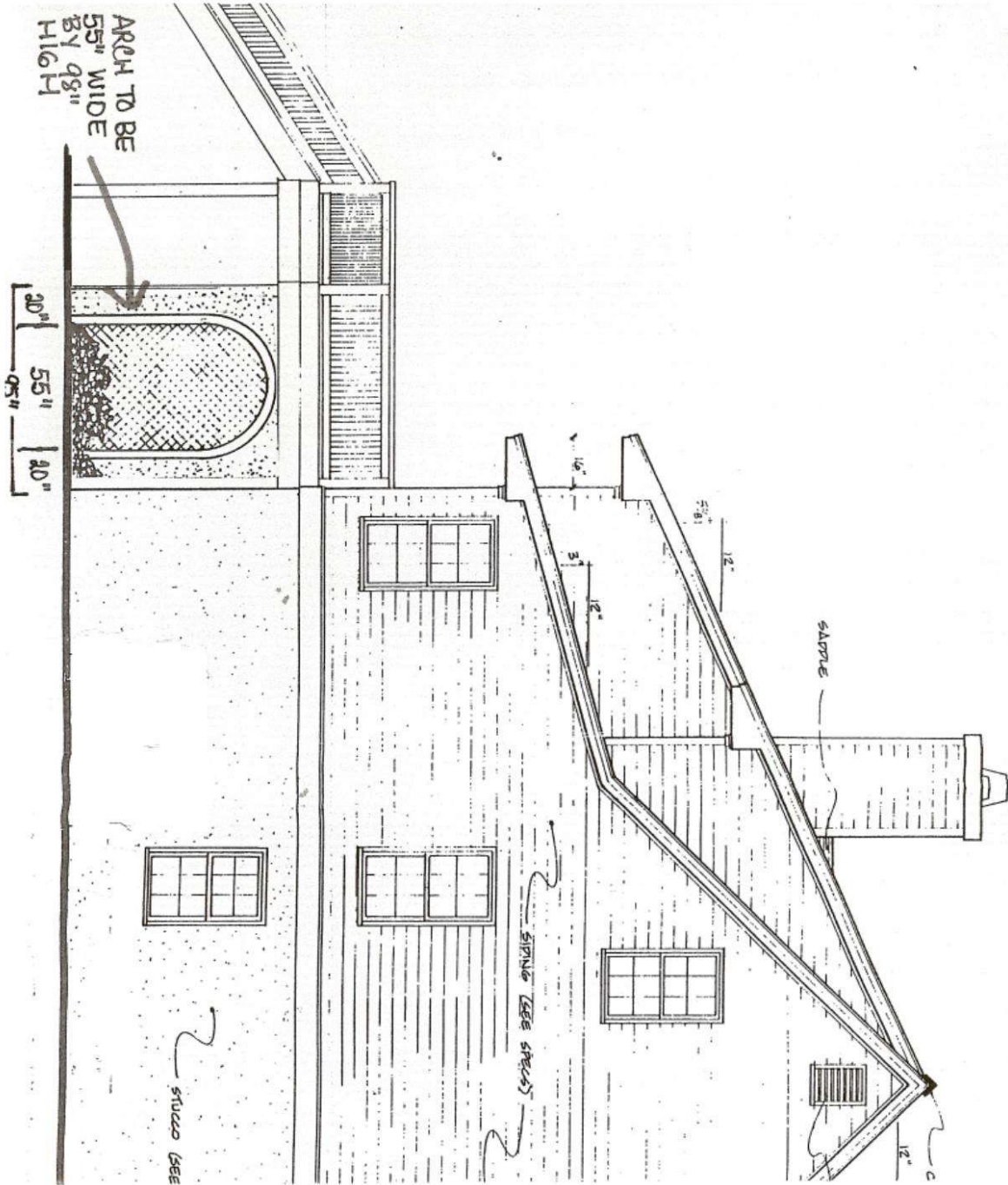
Sample fence design
Hand drawings



Sample paving design
Catalog clipping



Sample side elevation
Proposed archway addition



In witness hereof, the Baker's Landing Homeowner's Association, Inc by its officers, has executed the document this _____ day of _____, 2020 who hereby certify that the foregoing rules were adopted by approval of the Board.

Witness By _____

Chase Blatchford, President

Witness By _____

Jim Atkinson, Vice President

David Wilson, Treasurer

Baker's Landing

Homeowners Association
PO Box 42833, Charleston, SC 29423-2833

Completed applications may be mailed or e-mailed to ARCBakers@gmail.com.

ARCHITECTURAL REVIEW COMMITTEE APPLICATION

You should allow two weeks for processing of your application. Incomplete applications may take longer.

Owner(s):

Property Address:

Home Phone:

Work Phone:

Date:

Description of the
Project:

Enclosures: (check all that apply)

- Site plan
- Elevation drawings
- Grading plan
- Building plans
- Materials description and colors
- Photographs
- Catalog clippings
- Color sample(s)
- Shingle or siding sample
- Other: _____