

The following list summarizes some of the design elements that the Architectural Review Committee (ARC) and the Board of Directors (BOD) may require. Also required is compliance with all deed restrictions as found in the Declaration of Covenants and Restrictions.

MAILBOXES

Approval is not required for mailboxes that are exact replacements for the original white mailbox. Any other color or structure change must be approved and must be in a style that compliments the home and beautifies the neighborhood.

Homeowners may contact the Architectural Review Committee at: ARC, P.O. Box 84565 Lexington, SC, 29073 or arch@longspond.com for information in locating an exact replacement mailbox.

WINDOW AIR CONDITIONING UNITS

Window air conditioning units are not approved if viewable from any road. Homeowners may contact the Architectural Review Committee at ARC, P.O. Box 2554, Lexington, SC 29071 or arch@longspond.com for sources for alternative air conditioning units.

CARPORTS

Carports, regardless of size, shape, or construction material are not approved.

STORAGE BUILDINGS and OUTBUILDINGS

Buildings that are **less than or equal to 120 sq. ft.** may be constructed of wood or vinyl exterior siding materials. The color and style of the siding must match (as closely as possible) the color and style of siding on the house. The roof must have asphalt shingles that match (as closely as possible) the color and style of the house. The roof may be either gable (to include saltbox style) or single (shed) slope style. Corrugated fiberglass or metal roofing material is not approved. The use of any type of tarpaulin for roofing or siding is not approved.

Buildings that are **greater than 120 sq. ft.** shall be constructed with vinyl or metal siding materials and the color and style must match (as closely as possible) the color and style of the house. Exterior wood siding/paneling is not approved for buildings greater than 120 sq. ft. The roof must have asphalt shingles that match (as closely as possible) the color and style of the house. The roof may be either gable (to include saltbox style) or single (shed) slope style. Corrugated fiberglass or metal roofing material is not approved. The use of any type of tarpaulin for roofing or siding is not approved.

No Lot may have more than two (2) storage buildings/outbuildings including detached garages. The combined maximum allowable "footprint" shall be no more than 1500 sq. ft. If a homeowner wishes to have two (2) storage buildings/outbuildings including garages, the smaller of the two must be less than 300 sq. ft. The larger storage building/outbuilding/garage may have a second floor.

Any storage building or outbuilding with at least one (1) garage door is considered a garage. See section below for further garage requirements

GARAGES

The size, location, number of bays and the width of the driveway approaching and entering any garage shall be subject to the approval of the ARC. All garages shall have concrete floors. The use of side loading garages is encouraged. Front loading garages shall be considered when terrain or Lot size/shape does not permit side loading garages

TEMPORARY STRUCTURES

Temporary structures, (to include portable boat/car/truck/RV covers made with a tubular frame and fabric/vinyl covering) regardless of size, shape, or material are not approved except those required by a builder or contractor. All temporary structures erected by builders or contractors must be removed when the construction is completed.

FENCES

Privacy fences should be 6' tall and made of wood or white vinyl. The fence may be flat topped or scalloped. Stockade style with lattice in the top portion is approved. The side of the fence with the horizontal supports is the unfinished side and it shall face the interior of the property.

If the homeowner chooses to stain or seal the finished/exterior (out-facing) surface of a wooden fence, the **entire** finished/exterior surface that is visible from any street must be stained or sealed.

Black vinyl coated chain link fence 4' tall is approved. Galvanized chain link fence is not approved,

If a homeowner chooses to erect a fence it must completely enclose the rear yard, extending no further forward on either side of the home than the center 1/3 of the home.

Attaching a new fence to an existing fence should be coordinated, in writing, with the owner of the existing fence.

SWIMMING POOLS

The type, elevation, size, color, construction materials and any other visible characteristics of the swimming pool shall be subject to ARC approval.

All swimming pools must be consistent with reasonable safety standards and any and all County or other governmental requirements.

Any homeowner who chooses to install a pool, either in-ground or above-ground, to include temporary and/or portable pools, **must** install a 6' privacy fence that encloses the pool area or the entire rear yard.

ANTENNAE & SATELLITE DISHES

Except as prohibited by law, but not limited to 47 CFR 1.4000, no radio or television transmission or reception towers or antennae shall be erected on any structure or within the property without the prior written approval of the ARC, nor shall any other form of electromagnetic radiation be permitted to originate from any lot that interferes with the reception of television or radio received upon any other lot. In no event shall free standing transmission or receiving towers, or satellite dishes, be

permitted without the approval of the ARC provided such approval does not violate the law.

Except as otherwise required by 47 CFR 1.4000, no outside antenna or satellite dish for radio or television shall be constructed, erected, or maintained at any time on any lot without being screened and without the approval of the ARC. Subject to applicable law, no Structure, other than a Structure approved by the ARC, shall be used as an antenna.

Satellite dishes may either be placed on a post in the ground or on the house in a manner approved by the ARC. When attached to the roof of the house the dish must be placed at the bottom of the roof, **not at the peak**. The BOD or ARC will not be responsible for the warranty of the roof or shingles when the satellite dish is placed on the roof. When the dish is placed on a post in the ground it must be placed **no further forward** than the front corner of the house. Attaching the satellite dish to any portion of the front of the house is not approved. No more than two (2) satellite dishes of any type will be approved. All inactive satellite dishes should be removed.

BASKETBALL GOALS & PLAYGROUND EQUIPMENT, Etc.

All playground equipment, including but not limited to basketball goals, soccer net, sandboxes, playhouses, play forts, swing sets, jungle-gyms, trampolines, etc., shall be placed in the rear yard and not within view of the road unless properly screened in a manner that is approved by the ARC. Basketball goals will not be installed on any portion of a house. Portable basketball goals, if placed in the front of the house, shall be facing the driveway. Under no circumstances shall portable basketball goals be placed at the curb of the road.

CLOTHES LINES

Clothes lines are not approved.

DECKS, PATIOS & SUNROOMS

All decks, patios, sunrooms, etc., regardless of size or material must be approved by the ARC.

LEAN-TOS

All lean-tos, regardless of size, location or material require ARC approval.

DRIVEWAYS

The minimum and maximum width of any driveway at the street shall be 10 feet and 24 feet respectively. The minimum width of any driveway at the entrance to any garage shall be 6 inches outside of the door opening. With the exception of standard, unpatterned concrete, surface material and any design must be approved by the ARC. When concrete is used, the slab is to be a minimum of 4 inches thick. The location must be approved by the ARC.

EXTERIOR LIGHTING

All exterior lighting, including bug lights, shall be subject to approval by the ARC. No exterior lighting of any type shall be permitted on a lot, which in the opinion of the ARC would create a nuisance to the adjoining property owners. Holiday or seasonal lighting and all types of such yard-art/decorations may be erected no earlier than (30)

thirty days prior to the holiday or event and must be completely removed no later than (15) fifteen days after the holiday or seasonal event.

FLAGS

Flags, such as seasonal, sport, collegiate, state, etc. that measure 3' x 5' or less and the poles for displaying them do not require approval. All other flags and flag poles for displaying them require ARC approval.

ROOFS

Roofs for all additions to existing Structures must match the roofs on the existing Structure in material, color, pitch, etc., unless otherwise approved by the ARC.

SIGNS, BANNERS, ETC

Unless approved by the ARC signs of any type are prohibited. No banners, letters, or signage of any kind shall be erected or attached to any home or Lot or located in or about windows visible from the street or adjoining properties without ARC approval. Such approval shall not in any way set a precedent or establish a policy with respect to the approval or disapproval of other signage to be located in any other location within the Community.

“For Rent” signs are not approved. No “For Sale by Owner”, subcontractor, lending institution or other types of signs are allowed unless required by law or approved by the ARC. All Builder identification signs and “For Sale” signs must be removed from lots or homes within (10) ten days of withdrawal from the marketplace or (10) ten days after closing or transfer of property.

Owners or their agents may not place any other signs on or about any of the road right-of-ways (in or adjacent to the community), lots, common areas, or easements within the community without ARC approval.

If permitted, **no** sign shall exceed 2' x 3' unless approved by the ARC. The types of post or mounting structure, as well as the color selections, also require ARC approval. Only free standing signs on support posts are allowed and must be located at least (3') three feet behind the front property line. **No** fluorescent colors or lighted signs will be permitted. All signs shall be professionally painted and provide a neat and orderly appearance

SOLAR PANELS

Solar panels of any type require ARC approval.

TRASH CONTAINERS

The ARC shall have the right to approve the location, color, size, design, lettering and all other particulars of receptacles for the receipt of trash and garbage and the location for pick-up for such receptacles, if not determined by a governmental agency. All such receptacles shall conform and be maintained specifically in accordance with the approved design. Any replacement shall be an exact replica from the supplier designated by the ARC. (See REGULATIONS for use restrictions.)

WALLS

No wall greater than 18" shall be erected, placed, replaced or altered on any Lot unless approved by the ARC. See Section B for landscaping requirements.

WELLS

All wells require ARC approval and must be located in the rear of the property. If there is no fence on the property, the well must be screened from view.

**ARCHITECTURAL GUIDELINES
FOR
LONGS POND ESTATES**

REVISED: MAY 7, 2004; JUNE 1, 2006