

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

SCHIEVELING PLANTATION HOMEOWNER'S ASSOCIATION, INC.

ARB Standards and Guidelines

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STATE OF SOUTH CAROLINA)
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ARB STANDARDS & GUIDELINES

SCHIEVELING PLANTATION HOMEOWNER’S ASSOCIATION, INC.

1.0 INTENT OF GUIDELINES

The following criteria created by Schieveling Plantation Homeowner’s Association, Inc. (“Association”) are subject to revisions by the Board of Directors (“Directors”) and are to be used by the Architectural Review Board (“ARB”) for reviewing and approving applications.

1.1 Design Objectives

Schieveling Plantation is a privately developed subdivision in the City of Charleston, off Highway 61, which enjoys a breath-taking vista of natural beauty.

In order to preserve the natural beauty of the community, homes should generally be unobtrusive in form and color and should complement their natural setting. No particular period, style, foreign or geographic influence of traditional approach is specifically enforced or discouraged. A “low country” look is recommended.

The ARB shall be the sole assessor of all plans. The ARB may withhold approval for any reason, including pure aesthetic considerations.

1.2 Function of Architectural Review Board

The Schieveling Plantation Homeowner’s Association Restrictive Covenants delegate responsibility to the ARB for interpretation and enforcement of certain covenants of the Association. The covenants, restrictions and affirmative obligations are applicable to all properties which are members of the Schieveling Plantation Homeowner’s Association, Inc.

The “Developer,” Schieveling Plantation Development, LLC, has subjected all lots under its ownership to the covenants of the Homeowner’s Association. The South Carolina Department of Health and Environmental Control - Ocean and Coastal Resource Management (SCDHEC-OCRM) and the US Army Corps of Engineers (USACORE) have jurisdiction over some elements of the building process in Schieveling Plantation. The Owner, his builder, and his architect are solely responsible for compliance with SCDHEC-OCRM rules and regulations. These chiefly have to do with lots that border salt marsh and fresh water wetlands which are considered as “critical areas” as well as regulation of structures near primary wetlands.

1.3 Architectural Review Board Membership

Membership on the Architectural Review Board will initially be by appointment of the Developer until Developer chooses to transfer its responsibilities to the Association. Thereafter the ARB membership shall consist of members elected by vote of lot owners as provided for in the Covenants of the Association.

1.4 Purpose of Standards and Guidelines

The primary purpose of the covenants and restrictions and the foremost consideration in their origin has been the creation of a community which is aesthetically pleasing and functionally convenient. The establishment of objective standards relating to design, size and location of dwellings and other structures makes it impossible to take full advantage of the individual characteristics of each parcel of property and of technological advances and environmental values. For this reason such standards are not established by these covenants. In order to implement the purpose of these covenants, the Association shall establish and amend from time to time objective standards and guidelines which shall be in addition to the covenants.

These "Standards and Guidelines" are intended to assist Schieveling Plantation property owners during the design, construction, and improvement of their Schieveling Plantation residences. The standards are intended to protect the property values of all owners throughout the community, and the review procedures are intended to provide a systematic and uniform review for all construction requiring Architectural Review Board approval. These "Standards and Guidelines" are amended from time to time as deemed necessary by the Directors.

1.5 Definition of a "Standard" and "Guideline"

A "Standard" is a specification or requirement which the ARB must insure full compliance. A waiver to deviate from a Standard will require a recommendation by the ARB and approval by the Directors.

A "Guideline" is a criteria to be used by the ARB in reviewing proposed construction activities. The Guidelines formed by these criteria is to insure a high level of consistency and equity in the action by the ARB in all instances. The Guidelines also present to owner and architects the design and aesthetic expectations of the Homeowner's Association.

2.0 REVIEW PROCESS

2.1 Explanation of the Process

The Architectural Review Board exists to review all building, remodeling, and/or

alteration activity proposed in Schieveling Plantation and to encourage high quality architectural design and characteristics appropriate to the surroundings and the special conditions of climate and environmental factors indigenous to the area.

This review process has been set up to establish a systematic and uniform review of proposed construction. Required drawings and submittal forms must receive Preliminary Approval before submission for Final Approval. All submittals to the Board for house construction are required to be made by an Architect or drawing must be in a form deemed to be acceptable by the ARB.

2.2 Preliminary Review

2.21 Site Analysis. A site analysis shall be presented at a scale of $1/8" = 1'$ or $1" = 10'$ depicting the site data gathered. The analysis should be drawn on a copy of the tree and topographical survey, showing the types and location of all oak and magnolia trees greater than 3" in diameter and all other trees over 6" in diameter at waist height as well as property lines, easements, setbacks, contour lines, and other prominent, natural features. Lot owner's with property contiguous to the Wetland Buffer Area along the marshes of the Ashley River seeking permission to perform selective clearing shall provide a topographical survey showing the proposed view corridor and the locations of any tree to be removed within that corridor.

2.22 Schematic Landscape Plan. A landscape plan at a scale of $1/8" = 1'$ or $1" = 10'$ depicting the site data gathered. The analysis should be drawn on a copy of the tree and topographical survey, showing the types and location of all oak and magnolia trees greater than 3" in diameter and all other trees over 6" in diameter at waist height as well as property lines, easements, setbacks, contour lines, and other prominent, natural features.

2.23 Dimensioned Site Plan. Site plan at a scale of $1/8" = 1'$ or $1" = 10'$ shall show roof plan demonstrating conformity with all required easements and setbacks. Driveways and walks must be located along with the proposed service yard, HVAC units and electric meter. Driveways, garage backup areas, and guest parking areas should include the following area calculation: area of building footprint (all heated and unheated spaces, in square feet), area of all first floor deck stairs and porches, area of all driveways and walks, areas of improvements expressed as a percentage of the total lot area.

2.24 Floor Plans. Floor plans at $1/4"$ scale shall be presented depicting the layout of spaces for all levels of the proposed building.

2.25 Elevations. Drawings shall be presented at $1/4"$ scale representing the

view of all exterior sides of the proposed structure. Wood, Hardie Plank, and/or Masonry elements of all exterior walls shall be accurately and fully depicted.

2.26 Building/Site Section. A section drawn at 1/4" scale showing the relationship of interior and exterior spaces with the natural topography shall be provided.

2.27 Preliminary Stake Out. The house shall be staked out on the lot with stakes. A string shall connect all stakes outlining the shape of the house. All trees proposed to be removed shall be tied about their circumference with red surveyor's ribbon.

2.28 Complete Preliminary Review Form. The Board will either grant Preliminary approval or provide reasons for the rejection of the submittal, and normally will offer suggestions for improvements. A preliminary approval is valid for twelve (12) months from date of approval.

2.29 Selective Clearing in Wetland Buffer Area. The owner of a lot which is contiguous to the Wetland Buffer Area along the Marshes of the Ashley River must request the written permission of the ARB to perform selective clearing within the Wetland Buffer Area. The owner must stakeout the view corridor area and all trees proposed to be removed shall be tied around their circumference with red surveyor's ribbon. All vegetation outside of the view corridor is to remain undisturbed.

2.3 Final Review

2.31 Final Stake-Out. The preliminary stake-out must be updated reflecting changes, if any, in the location of the house or driveway and any additional trees to be removed. No Marsh/Critical lines or any oak or magnolia trees over 3" or other trees 6" in diameter at chest height may be removed or limbed at any time without prior Board approval. Extra care shall be taken by fencing to avoid injury to any trees not approved for removal.

2.32 Color Samples. Proposed colors of all exterior materials including siding, trim, brick, roofing, stucco and lattice shall be submitted on actual samples of materials proposed for use.

2.33 Landscape Plan. Plans drawn to scale of 1/8" = 1' or 1" = 10' must convey a scale representation of all planting material, identified as to size, common name, and variety. Plans should also show location of landscape lighting with fixture catalogue, cuts, sprinkler head locations, walks, fences, pools, decks,

patios, and play structures. Adequate plant or lattice screening shall be provided for HVAC units, service yards, trash enclosures, open areas as of the homes ground level structure, and electric meters.

2.34 Dimensioned Site Plan. Similar to preliminary including any changes and proposed utility services.

2.35 Foundation and Framing Plan. Plans at 1/4" scale showing locations and sizes of foundation and framing elements and how they relate to nearby trees.

2.36 Floor Plans. Floor plans shall be drawn at 1/4" scale containing all information necessary for construction.

2.37 Elevations. Drawn at 1/4" scale, elevations shall accurately represent the view of all sides of the house. Floor elevations must be delineated and existing and proposed grade levels must be shown. All exterior materials must be labeled.

2.38 Building Sections. Drawn at 1/4" inch scale as necessary for clarification or construction.

2.39 Details:

- Typical wall section
- Exterior trim
- Window and door details
- Exterior walls, fences, or screens
- Railings and/or seating
- Screen porch section
- Patio wall, as appropriate

2.310 Specifications. A full set of specifications must be submitted defining the quality of all work and materials.

2.311 Completed Final Review Form. If the Board fails to grant final Approval of the project, it will designate items to be corrected or resubmitted. If the Board grants Final Approval, appropriate permits and licenses will be required before construction.

3.0 DESIGN STANDARDS

After preparing the site analysis, the uniqueness of each site becomes apparent. Because of this uniqueness, it becomes unlikely a residential design that was appropriate on one site will be equally appropriate for another site. Stock plans approved by the ARB are

acceptable.

3.1 Setbacks - Single Family Homes

The buildable area of every lot must be delineated to determine the portion of the lot upon which the house may be constructed. This area is sometimes specified by the easements and setbacks which are recorded on the subdivision plat or in the legal description of the lot. In addition to the setbacks specified on the subdivision plat and/or the covenants, the setbacks required are:

BUILDING SETBACKS

PRINCIPLE STRUCTURE

FRONT: 3' MINIMUM

SIDE: 3' MINIMUM (15' TOTAL COMBINED)

REAR: 15' MINIMUM

ACCESSORY STRUCTURES

FRONT: 50' MINIMUM

SIDE: 3' MINIMUM

REAR: 3' MINIMUM

MAXIMUM LOT OCCUPANCY

AREA "A" 40%

AREA "B" 40%

AREA "C" 50%

AREA "D" 50%

LOT FRONTAGE:

40' MINIMUM

20' ON CUL-DE-SACS OR CURVES WITH LESS THAN 100' RADIUS

MAXIMUM BUILDING HEIGHT:

40' OR 3 STORIES, WHICHEVER IS LESS

Sites may suggest that these setbacks be altered. It is imperative that the owner/architect get necessary approval from the ARB on specific setbacks before proceeding beyond the conceptual stage.

3.2 Building Size

The minimum size of the first floor may be regulated by the ARB. Building heights shall be determined by the ARB based upon lot location, tree cover, neighboring homes and other factors affecting the site. Homes shall generally be from one to two stories in height with taller designs to receive approval from the ARB prior to Preliminary Review; however, no structure shall exceed forty (40') feet in height. Particular attention should be given to the first floor elevation required by flood regulations adopted by the City of Charleston. The Board will not approve any submittal which crowds the site and/or is out of context with other structures in the area. In general, designs in which the amount of the site covered by the house, including all decks, walkways, and other improvements, exceeds forty (40%) percent of the total lot area will be disapproved.

3.21 Minimum Square Footage for the enclosed dwelling area in Sixteen Hundred (1600) square feet for a dwelling on an interior lot; twenty four hundred (2400) square feet for a single story dwelling on a marsh or water front lot; twenty six hundred (2600) square feet for a two story dwelling on a marsh or water front lot. The term "enclosed dwelling area" as used in these minimum size requirements does not include garages, finished rooms over garages, whether attached or detached, terraces, decks, porches, patios, balconies, breezeways, etc. In order to gain approval for construction of any house, the same shall include at least a double car garage.

3.22 First Floor shall be greater than or equal to the second floor in total square feet.

3.3 Support Facilities

The ARB requires that every elevated home have an enclosed first level, service area suitable for garbage, bicycles, etc. All exposed foundation piers or pilings must be covered by lattice work, louvers, or breakaway walls so that the understory is enclosed. Electric meters and air-conditioner units must also be screened from view. Television and radio antennas are not permitted on roofs and should be installed in attics. Clothes lines are not permissible. Satellite dishes must have their location and size approved by the ARB prior to installation.

4.0 DESIGN GUIDELINES

4.1 Architectural Designs

Home structures should be generally unobtrusive in form and color in order to complement their natural setting. Only after extensive site information has been collected and site development concepts have been formulated giving due consideration to neighboring properties, can the building development be considered.

4.2 Building Form

The eventual building form of every residence should be a carefully planned addition to the material setting and embrace its site. Building shapes should provide interest and be compatible with neighbors. The roof-scape of each home should complement the design of the homes, the natural surroundings and neighboring designs. Sloping roof pitches are required to be a minimum of 8/12 for functional and aesthetic reasons. Finished Floors must be not less than 30" above grade.

4.3 Articulation

The aesthetic appearance of a residence obviously depends greatly upon the articulation of the siding, roofing, details, walls and fences. Walls, fences and screens should be used to provide privacy, enclosed service areas and HVAC units and to reduce the scale of large masses. Details at the soffit, fascia, base, corners, windows, and decks should have commons elements that help unify the appearance.

4.4 Materials and Colors

All exterior materials and colors should complement the surrounding environment. Color samples for new construction shall be submitted to the Board for approval in advance of painting and staining. The use of garish and/or overly bright colors is uniformly prohibited. The use of natural wooded, Hardy Plank, and brick is encouraged. The ARB allows the use of high quality cement composite board (Hardie-Plank or Semplank is recommended). No vinyl is allowed except in eaves and overhangs. Roofing material shall be wood shakes, wood shingles, dimensional fiberglass shingles, slate, tile or standing seam metal. Roof vents and accessories should be located away from the front elevation and painted to match the roof color.

4.5 Appurtenances

The proposed building of a dock or bridge into or across any natural or manmade water body is prohibited. Exterior lighting requires Board approval, and must be installed as to not disturb neighbors or nearby traffic. The construction of game and play structures as well as swimming polls are considered improvements and must be submitted to the Board.

5.0 LANDSCAPE GUIDELINES

Schieveling Plantation's natural setting offers a unique environment which must be recognized and preserved as a framework for development. The Community's special natural environment is ecologically fragile and is difficult to replace once it has been disturbed.

The removal of any tree or any area of significant understory growth without the notification of, and permission being granted by, the ARB is prohibited. The pruning of trees, or understory growth in sensitive areas, without the Board's approval is also prohibited. "Sensitive Areas" include, but are not limited to, areas of maritime forest, Buffers, Lagoon edges, marsh edges, and areas bordering defined wetlands. The following are guidelines which must be followed.

5.1 General

5.11 All landscape plans must be submitted for approval. A landscape deposit of \$2,000.00 is required upon approval of the landscape plan. The ARB, in its sole discretion, can modify the amount of the landscape deposit and the landscape plan submittal requirement for approved builders constructing 5 or more houses within the subdivision.

5.12 The entire site must be planned. If areas are to remain natural, it should be indicated on the plan.

5.13 Schematic or bubble diagrams may be used for preliminary plans.

5.14 Driveways, parking areas, and visually objectional elements such as service areas, storage yards, and utilities must be well screened from the street and adjoining lots.

5.2 Hardscape

5.21 Each lot is permitted to have only one driveway access from the street.

5.22 Driveways:

All residential Driveways shall be approved by the HOA and the City of Charleston and constructed pursuant to the following criteria:

1. Driveway culverts shall be reinforced concrete Tongue-and-Groove pipe (Class III, Wall B, Stamped "SCDOT Approved") installed in accordance with the City of Charleston Department of Public Services "Public Improvement Standards and Specifications Design Manual," latest edition as applicable.

2. All Driveway culverts shall be twelve (12) of fifteen (15) inch diameter as approved by the City of Charleston; culvert length shall be eighteen (18) feet long exclusive of matching diameter precast reinforced Flared End Sections.

3. Driveways culverts and Flared End Sections shall be constructed at grades and end Invert Alleviations to match the designed swale grade for the specific location of each driveway. The City of Charleston Public Service Department will provide each lot owner and/or designated agent access to applicable Roadway Construction drawings retained on file by the City and shall approve the diameter, length, pipe grade, layout and end Invert elevations before culvert placement.

4. Driveways shall be a minimum of ten (10) feet wide exclusive of connecting radii; driveways shall connect to the edge of existing roadway pavement at ninety (90) degrees plus/minus 10% with side radii having minimum radius of twelve (12) feet.

5. All driveway standards design details, construction methods, and materials shall be in accordance with applicable City of Charleston "Standards and Specifications."

5.3 Exterior Lighting

5.31 Landscape plans must indicate all proposed lighting. The use of exposed, non-hooded spotlights will not be approved.

5.32 Lighting within street right-of-way is not allowed.

6.0 CONSTRUCTION GUIDELINES

6.1 Before Construction

After completing the review process and receiving Final Approval of the stake-out and construction documents from the ARB, several steps shall be followed before any lot clearing, material deliveries, or construction may begin.

Every job site must contain a job sign which will be approved by the ARB. A schedule of fees is provided for you in item 9.0.

An ARB Building Permit must be obtained for all renovations and new construction. Two (2) sets of the construction drawings and one (1) site plan must be stamped by the ARB. These are required by the City of Charleston before the City will issue Building Permits. Also, the Contractor must submit a completed Construction Application Form along with the required application fee, currently \$500.00 for new construction and currently \$250.00 for additions, or Major Alterations. At that time, an ARB Building Permit will be issued for your project. The ARB, in its sole discretion, can modify the amount of the new construction application fee for approved builders constructing 5 or more houses

within the subdivision.

All Builders and/or Contractors shall provide to the Architectural Review Board a copy of its Certificate of Insurance.

The receipt of this Permit does not preclude the necessity of also obtaining a City of Charleston Building Permit. Both permits are required for construction along with any additional permits that may be necessary from other agencies.

In summary, the following steps shall be completed before construction may begin:

- 6.11 Submit to the ARB two (2) sets of approved construction drawings and one (1) site plan for stamping with completed construction form and construction deposit check.
- 6.12 Provide Certificate of Insurance to ARB
- 6.13 Obtain Schieveling Plantation Building Permit from ARB.
- 6.14 Install on site job sign that has been approved by the ARB.
- 6.15 Obtain a City of Charleston Building Permit (Schieveling Plantation may require other permits in special situations).
- 6.16 Post Building Permits at job site.
- 6.17 Place dumpster and portable toilet on job site.

6.2 During Construction

All construction on Schieveling Plantation will be under constant observation by the ARB. Each construction site is required to have a job toilet for the use of the workers. It must be placed at least twenty-five (25) feet from the street in an inconspicuous location with the door facing away from the street and neighboring homes.

Fires are not permitted on residential construction sites under any circumstances. It is imperative that all sites be maintained in a clean and tidy manner. All construction materials must be kept within the property lines maintaining a clear street right-of-way. Untidy sites are unnecessary and are unattractive to visitors and property owners, this requirement shall be strictly enforced. Should that board determine, in its sole discretion, that a site is not being maintained property, it may undertake to have it maintained property and will deduct the cost from the construction deposit.

Temporary utilities should be installed in a neat manner. The temporary power pole must

be at least 15 feet from the front property line and must be installed plumb and must not be used for the placement of signs.

7.0 AFTER CONSTRUCTION

7.1 When the Construction of a residence has been complete, the owner and contractor must satisfy several requirements before Final Inspection. Proof of this inspection will be necessary before the Association will provide permanent water and sewer service.

7.2 The Construction of the residence shall be completed and the landscaping shall be installed conforming to the plans previously approved by the Board. Any unauthorized changes must be corrected before Final Inspection.

8.0 GENERAL REGULATIONS

8.1 All residences in Schieveling Plantation must be built by a licensed Builder by the State of South Carolina. At a minimum, a S.C. residential builder's license is required. All builders must also have a City of Charleston business license. Both of the said licenses must be submitted to the ARB with their package. Construction workers are allowed access to and from the construction site only and are strictly forbidden from riding around the community.

8.2 The maximum hours allowed for construction personnel will be 7:00 am to 7:00 pm, Monday through Friday and 8:00 am to 5:00 pm on Saturday. No residential construction work will be performed on Sundays or national holidays. However, this limitation on the maximum hours allowed for construction shall not be applicable until the first home owner has occupied a residence at the subdivision.

8.3 The conduct of all workmen is the responsibility of the General Contractor. Loud cars and speeding are not permitted in the community. All construction vehicles must be parked on the construction site or in ARB designated areas. Workers are required to wear shirts and shoes at all times. Loud music from radios will not be permitted.

8.4 The construction of all residences must be complete within one year of the issue date of the Schieveling Plantation Building Permit with all exceptions requiring special Board approval.

8.5 Builder shall keep all streets clear and clean from all dirt and mud. This includes the obligation to clean dirt and mud created by the builder from the entrance roads as well as immediately in front of the subject lot.

9.0 ARB FEE STRUCTURE

9.1 New Residence: The fee shall be \$500.00. The ARB, in its sole discretion, can modify the amount of the ARB new residence fee for approved builders constructing 5 or more houses within the subdivision.

9.2 Additions or Major Alterations: The fee shall be \$250.00.

9.3 Other Additions of Supplemental Application: The fees shall be as follows:

Pools or Spas:	\$175.00
Gazebos:	\$125.00
Decks or Porches:	\$125.00
Fences, Walls, or Service Yards:	\$ 75.00

9.4 Minor exterior alterations (not changing the foot print, e.g. windows, doors, skylights): The fee is to be determined by the Administrator at time of submission and is subject to a minimum of \$75.00.

10.0 SIGNAGE GUIDELINES

10.1 All signs related to construction must be uniform in size, construction and must be well maintained. Each sign must be submitted to the ARB for approval prior to installation. Once a builder has received approval for its uniform type sign it need not resubmit the identical sign for subsequent approval by the ARB.

10.2 The use of any sign, including those for the purpose of identification, renting, or selling of a property, is prohibited. Single family homes may be identified only by the graphics included on the mailbox as specified by the Signage System included. Owner's names, house names and lot numbers shall be discrete and must be approved by the ARB before placed on the front of homes.

10.3 The Developer or its agent, is allowed to place normal professional "for sale" signs within the development on both lots and homes during the new construction phase.

11.0 SITE INSPECTIONS

11.1 Regular Site Inspection

Regular site inspections of all single family home construction sites will be made by the ARB. Compliance with the furnished Construction Guidelines will be inspected periodically at each site. Compliance with the approved construction plans will be inspected for one fourth of the sites each week, such that each site under construction is inspected over a four week period.

11.2 Special Site Inspections

A special inspection of a specific site will be made upon receipt of a written request for such an inspection which sites a specific violation.

11.3 Violations

Violations which are discovered at a site will be photographed and described on a memo report form.

11.4 Notice

A notice will be sent to the Contractor for the first violation of the Construction Guidelines, requesting correction of the violation prior to the next regularly scheduled inspection. (Copies will be sent to the owner.)

11.5 Fines

Once one notice has been sent to the contractors, all future violation of the Construction Guidelines and all unauthorized exterior changes to the approved building plan will be photographed, written up on a report, and a fine levied against the deposit posted. A copy of the report will be sent to the contractor and owner.

11.6 Each Violation

Each violation which is not corrected by the following routine inspection will be again photographed, written up and a new fine will be posted.

11.7 Appeals

Appeals of the fines must be made in writing to the full Schieveling Plantation Architectural Review Board.

11.8 Legal Action

The Board may elect to pursue legal action if it feels that it is appropriate.

12.0 ARCHITECTURAL REVIEW BOARD SCHEDULE OF FINES

The Following fines are effective at the date of issue of this revision of the ARB Standards and Guidelines:

12.1	Littered Site	\$100.00
12.2	Parking on right-of-way	\$ 50.00

12.3	No temporary sanitary facilities	\$ 50.00
12.4	Contractor/Subcontractor misconduct	\$100.00
12.5	Building material or equipment on right-of-way	\$100.00
12.6	Damage to right-of-way, landscape, or natural areas	\$500.00
12.7	Parking on adjacent property	\$100.00
12.8	Building material/equipment on adjacent property	\$100.00
12.9	Non-conforming job sign	\$100.00
12.10	Damage to road, curb and drains	Cost of Repairs + 10%
12.11	Burning without a permit	\$200.00
12.12	Unauthorized plan change (minor)	\$200.00
12.13	Unauthorized plan change (major)	\$500.00
12.14	Building without a permit	\$500.00
12.15	Silt fence maintenance and road cleanliness	\$150.00

The fine for unauthorized finishes (paint, stain, roof material) shall be **TOTAL DEPOSIT PLUS FUTURE PERMIT HOLD.**

*ARB will assess fines on a case by case basis and may pursue legal action if necessary.

*The amounts of the fines given above are subject to periodic increase at the sole discretion of the ARB and they will supersede those in this revision of the date they are approved by the ARB.

13.0 ASSOCIATION DOMICILE AND MEMBER OF ARB

Developer will form a minimum of a five (5) person ARB at its discretion. Developer reserves the right to request appointment of homeowners to the ARB at its discretion. All decisions may be carried out with a minimum of three (3) ARB members. Members to receive compensation to serve.

14.0 MAILBOX SPECIFICATIONS AND NOTES

Every home must have a mailbox which will be purchased by the Owner at closing. All mailboxes shall be uniform.

If a mailbox is damaged or decayed, owner agrees to replace box at owner's expense within thirty (30) days from date of notice.

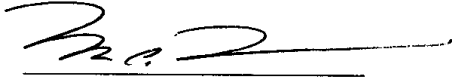
15.0 STREETLIGHTS

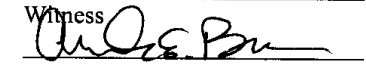
Each resident will be assessed a proportional monthly charge for street lighting prescribed by the South Carolina Public Service Commission.

This 20 day of June, 2000.

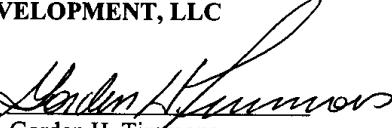
WITNESSES:

**SCHIEVELING PLANTATION
DEVELOPMENT, LLC**



Witness


Witness

BY: 

Gorden H. Timmons
ITS: Member