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**RIVERVIEW ESTATES  
HOMEOWNERS ASSOCIATION, INC.**

**BOARD RESOLUTION**

**Re-Affirmation and Re-Adoption of  
Design Guidelines, Compliance Guidelines and  
Architectural Review Committee Design Guidelines**

WHEREAS, the Board of Directors ("Board") of Riverview Estates Homeowners Association, Inc. ("Association") is responsible for the operation of Riverview Estates and the Association, and is also responsible for exercising for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the Declaration of Covenants, Conditions and Restrictions for Riverview Estates ("Declaration") and the Bylaws of Riverview Estates Homeowners Association, Inc. ("Bylaws") recorded July 29, 2019, in Book 0811 at Page 948 in the Charleston County Register of Deeds. Also applicable: Declaration of Restrictive Covenants recorded July 19, 2018, in Book 0734 at Page 292 in the Charleston County Register of Deeds. The Declaration, Bylaws, and any promulgated rules, regulations, guidelines, policies and the like hereinafter collectively referred to as "Governing Documents".

WHEREAS, Article VII, Section 7.05 of the Bylaws states, "A two-thirds majority of the number of Directors shall constitute a quorum for the transaction of business at any meeting of the Board. The act of a majority of the Directors present at any meeting at which a quorum is present shall be the act of the Board. The Directors shall act only as a Board and individual Directors shall have no powers as such."

WHEREAS, Article VII, Section 7.09 of the Bylaws provides that any "Any action that is required or permitted to be taken at a meeting of the Board may be taken without a meeting if a consent in writing, setting forth the action so take, shall be signed by all of the Directors."

WHEREAS, the South Carolina Homeowners Association Act, S.C. Code Ann. Section 27-30-110, et seq., requires all existing homeowner association's governing documents, rules, regulations, and amendments be recorded.

WHEREAS, the Board has determined to re-affirm and re-adopt the attached Design Guidelines, Compliance Guidelines and Architectural Committee Design Guidelines, and to record same.

WHEREAS, a duly held and authorized meeting of the Board was held December 22, 2023, and the within Resolution was put to a vote of the Board. The required quorum was present and the within Resolution was approved by the requisite members of the Board.

**RIVERVIEW ESTATES HOMEOWNERS ASSOCIATION, INC.**

Design Guidelines, Compliance Guidelines  
and Architectural Review Committee Design Guidelines

The Architectural Review Committee (ARC) for Riverview Estates Homeowners Association, Inc. ("Association") reviews applications and additional information submitted for all new improvements and alterations to existing improvements at Riverview Estates. Homeowners can enhance their homes and yards, with respect to any applicable easements and setbacks, to enhance and usefulness and pleasure of their property. However, prior to most modifications, homeowners are required to obtain approval from the ARC. If necessary, a permit from the City of Charleston and/or Charleston County may be required. It is the homeowner's responsibility to verify all building regulations regarding your project.

**Plans for any exterior alteration must be submitted to the ARC for approval prior to commencement of construction or placement. Applications must be submitted with a plot plan showing the footprint of the home and property lines to scale, in relation to the proposed modification(s). Proposed modification(s) must be sketched on the plot plan, as well as a sketched or photographic rendition of the finished project must be provided with the application.** All prior improvements must be included on the plot plan (added sunroom, patio, other landscaping beds, swing set, gazebo, etc.). *(SEE APPENDIX A FOR PLOT PLAN EXAMPLE)*. Samples indicating color selection, style, and product type must be included. It is acceptable for this information to be from websites or brochures. All application and pertinent information should be submitted to:

**SUBMIT APPLICATION TO:**  
Riverview Estates Homeowners Association, Inc.  
c/o IMC Charleston LLC  
1 Carriage Lane, Suite C100  
Charleston, SC 29407

Below is a partial list, this is not inclusive of all items. If in doubt, it is your responsibility to review the Association's governing documents and submit an ARC application for any change, improvements, additions, or deletions to your property.

**ARBORS/PERGOLAS**

**Requires approval.** Arbors and pergolas may be permitted on rear patios and shall not extend beyond the side walls of the main structure. Pergolas must be a natural wood color or white to match trim of home.

**BASKETBALL HOOP**

Permanent basketball hoops are **not permitted**. Portable basketball hoops are permitted provided they are on your own driveway.

**BOATS**

Boats may not be visible from the street when parked, kept, or stored on any lot except for minor

repairs, cleaning or waxing which must be completed in less than 24 hours. Boats may be stored in an enclosed garage, provided the garage door remains closed.

### **CLOTHESLINES**

No clotheslines or drying yards shall be located upon the premises so as to be visible from any Common Area or from any adjoining property or Unit.

### **COMMERCIAL VEHICLES**

Commercial vehicles are **not permitted**. Commercial vehicles are defined as the following: all equipment, automobiles, trucks, vehicles, including station wagons or SUVs, which bear a sign, lettering, graphics, logo, or equipment or have printed on same with some reference to any commercial undertaking or enterprise. This restriction on parking does not apply to temporary parking of commercial vehicles, such as for pick-up, delivery, and other commercial services, during the period reasonably necessary to load, unload or perform the commercial service as applicable, nor shall this restriction apply to the temporary parking of public service vehicles, including, without limitation, law enforcement vehicles, for purposes consistent with public safety and welfare, including, without limitation, law enforcement, fire protection, emergency medical, garbage collection and the delivery of mail, or to the permanent parking of passenger type public service vehicles of an Owner or Occupant of a Unit.

### **DECKS**

Decks **require ARC approval**, other than those which may be builder options.

### **DISABLED VEHICLES & VEHICLE MAINTENANCE**

No vehicle which is unlicensed or inoperable may be kept or stored on the Property except out of view in an enclosed garage on a Unit. No repair work to any type of motor vehicle, boat or trailer should be conducted on any Unit other than minor repairs, cleaning or waxing which is completed in less than 24 hours.

### **DOG HOUSES and DOG RUNS**

Dog runs and dog houses are **not permitted**.

### **DRAINAGE**

Changes in grading, e.g., berms, swales, slopes, mounds, etc., or channeling of any drainage water onto neighboring or common areas is **not permitted**.

### **DRIVEWAYS**

**Requires ARC approval.** Driveway extensions will be considered on a case-by-case basis dependent on the size of the yard and the size of the extension. Driveway extensions must be constructed of concrete which matches the existing driveway. Driveway extensions must be installed by a licensed contractor. Driveways may be extended a maximum of sixteen (16) inches on either side.

Each Owner is responsible for the timely repair, maintenance and/or replacement of the driveway comprising part of the Unit and the driveways in the Common Areas between the lot line of each Unit and the roadways within Riverview Estates. Each Owner shall repair or replace all damage

to such driveway whether caused by the Declarant, Association, or holder of any easement over which such driveway is constructed or otherwise. Any top coating must be approved by the ARC.

#### **EXTERIOR AIR CONDITIONERS**

Window units are **not permitted**.

#### **EXTERIOR BUILDINGS and STORAGE**

**Requires ARC approval.** The maximum size allowed is 10ft x 12ft and the yard must be enclosed by a fence.

#### **EXTERIOR COLORS**

Does not require approval if repainting or new vinyl does not change the home's original colors. Any change in the exterior material type, hue, tone, value, or intensity color **requires approval**.

#### **EXTERIOR DECORATIONS**

A reasonable number of holiday and religious lights and decorations may be displayed on any Unit for up to 30 days prior to a publicly observed holiday or religious observance and up to 10 days thereafter without prior approval.

#### **EXTERIOR LIGHTING**

ARC approval not required if such alterations or additions should be for the purpose of improving footing, navigation, or security. Lighting may not be so installed as to illuminate any portion of an adjoining lot or to shine into any window. The amount of light produced should not be so excessive as to create a distraction or have a negative impact on the neighborhood. Proposed replacements or additions must be compatible in style and scale with the applicant's house, and applications must include their location, number of lights, style, bulb color and wattage. Recommended fixtures include low voltage ground-mounted styles that may be wholly or partially concealed by plantings. It is recommended that before any digging is initiated, the applicant "call before you dig" for locations of existing utility lines. Colored bulbs designed to repel insects may be installed only in lighting fixtures located at the rear of houses. Proposed lighting shall not be approved if it will otherwise result in adverse visual impact to any other property, due to factors including but not limited to location, color, or wattage. As the effects of proposed lighting may be difficult to assess prior to installation, the ARC reserves the right to require correction, including but not limited to removal or modification of lighting found to cause adverse impact after installation. **\*\*The installation of lamp posts DOES require ARC approval in advance.**

#### **EXTERIOR MAINTENANCE**

Each owner is responsible for keeping the Lot and its improvements in good repair. This includes but is not limited to painting, pressure washing (or other appropriate care), replacement of warped or rotted wood, caulking, roof repair, window and door repair, and siding repair.

#### **FENCES**

All fences **require approval** from the ARC prior to the installation. Invisible fences also **require approval**.

*Locations:*

Fences shall be located in the rear of the house and not come any further than one-third (1/3) of the house depth forward from the rear corners of the house extending out towards the side Property line, then towards the back Property line. The ARC approves or denies a fence request on the basis of maintaining the overall appearance of the neighborhood. The ARC does not have the authority to give permission to building a fence within an area that is controlled by a third party (such as an easement or right-of-way). Fences may not impair drainage on any lot and must be built three inches (3") above grade if in a drainage easement. The Owner shall bear all the risk if a fence is installed in one of those areas.

*Styles:*

Six-foot (6') fences shall be Charleston Style (trim band at top) privacy. Four-foot (4') fences shall be Charleston Style (trim band at top) picket. (SEE APPENDIX B FOR SPECIFICATIONS)

*Size:*

Fences may be six feet (6'), five feet (5') or four feet (4') in height. Lots backing up to ponds can only have four-foot (4') fences along the back and side property lines. A six-foot (6') fence will be allowed from house to side lot line with the transition from six feet (6') to four feet (4') on the first eight feet (8') of the side property line. Six-foot (6') fences are not allowed on pond lots if the fencing impairs the pond view from another lot.

*Materials:*

Fences shall be constructed only out of wood, or wood and metal combination. No vinyl fencing or chain link fencing is allowed.

*Staining:*

Requires approval. Fence must have a natural appearance. Stains must be semitransparent, transparent, or translucent, and natural in color.

**FIREPITS**

No open fire pits shall be maintained upon any Unit. Nothing herein shall be deemed to restrict the use of a customary grill or like device for the cooking of food.

**FIREWORKS and FIREARMS**

No firearms or fireworks of any variety shall be discharged upon or within any Unit or upon any Common Area. The term "firearms" shall include, without limitation, guns, "B-B" guns and pellet guns.

**FLAGS**

In-ground flag poles **require approval**. The following flags are allowed. Flags which are no larger than 24" by 36" attached to a Unit and displayed for the purpose of a holiday or sporting event, and the United States of America flags. Any such flag displayed for a holiday or sporting event may be installed up to seventy-two (72) hours prior to and must be removed no later than forty-eight (48) hours following such holiday or sporting event. United States of America flags may be installed up to 3' by 5' in size, posted on a pole and attached at a 45-degree angle from the Unit.

## **GARAGES**

No alterations, additions or improvements are permitted to any garage that would defeat the purpose for which it was intended. Garage space is **not permitted** to be converted to a living area (i.e., family room, bedroom).

## **GUTTERS and DOWNSPOUTS**

Approval not required if the gutters and downspouts are white or match the color of the trim of the house. The downspouts cannot alter the flow of the water in an adverse way to the adjoining property.

## **HOT TUBS, SPAS and POOLS**

**Require ARC approval.** Must be in the rear of the yard and fenced in. Hot Tubs require screening at the patio sides with evergreen shrubs or wood fencing of lattice or solid panel to a height of 6'. All pool equipment must be screened from view. Must be permitted and follow all city, county, and state regulations.

## **HOUSE NUMBERS**

ARC approval not required for replacement of the like kind. House numbers within the community are required for reasons of security and public safety. Written approval is not required for replacement with like kind. The ARC reserves the right to hold style and size to a community standard regulated in terms of aesthetic appearance.

## **IRRIGATION SYSTEMS**

**Require approval.**

## **LANDSCAPING**

Major landscaping **requires approval** by the ARC prior to the installation. No approval required if the existing mulch and/or pine needles are replaced with pine needles, mulch, or rubber mulch materials which are black, brown, or cypress in color. All other colors and materials need approval. Landscape rocks in beds (gravel, river rock, etc.) or around trees are allowed if natural in color. No colored stone/rock allowed.

No approval required if existing seasonal plants are replaced with similar plants in size and height. All plantings must be a minimum of three feet from adjoining property line or the distance needed to prevent the plant(s) from impeding the property line. No plants or trees may be planted in a common area. Trees, shrubs, bushes, or other vegetation having a trunk diameter of 2" or more at a point of 4.5' above ground level, or other significant vegetation may not be cut, removed, or mutilated. Owners are responsible for following all Charleston County and City of Charleston ordinances regarding trees. Maintenance of the street trees are the responsibility of the Owner.

## **LAWN MAINTENANCE**

Owners shall keep their lot and all improvements in good repair. This includes seeding, watering, edging, and mowing of all lawns and grounds, the pruning and cutting of all trees and shrubbery. No lawns, grass, weeds, or underbrush shall be allowed to grow to a height exceeding four (4") inches on any lot. Homeowners are responsible for yard maintenance to the curb.

### **LEASING/RENTALS**

An Owner may lease their Unit; provided however, that any lease must be for an original term of not less than six (6) months. Any shorter term shall constitute a short-term rental and is prohibited. No leases for commercial purposes are allowed (for example, no Unit may be leased for office purposes). Only entire Units may be leased. The occupancy of a leased Unit shall be limited to a reasonable number based on the Unit's facilities and size, its fair use of the Common Areas and resources of the Association, and reasonable safety and security considerations, in the Board's sole discretion. No subleasing or assignments of leases of a Unit are allowed. All leases must be in writing and contain provisions requiring all tenants, residents, occupants and guests to comply with all governing documents of the Association. A copy of each lease shall be provided to the Association for record keeping.

### **NOISE**

No Owner/tenant/guest shall make or permit any noise that will disturb or annoy other Owners/tenants/guests in the community.

### **PARKING**

Vehicles are only allowed to be parked on the driveway but not in whole or partially in the yard. No parking is permitted in the grass. Vehicles are not permitted to block the sidewalk and/or extend over the curb. No disabled or unlicensed vehicles are permitted. Street parking must be with the flow of traffic. Parking in or on any Common Areas is not permitted.

### **PATIOS/PORCHES**

**Require approval.** Must be constructed of the same materials (siding, shingles, trim, etc.) and colors of the home. Color and material selection samples (via brochure or website) must be provided.

### **PETS**

No animals, livestock or poultry of any kind may be raised, bred, or kept on any Unit, except that a reasonable number of domestic cats and dogs may be kept provided they are kept within the dwelling and are not kept, bred, or maintained for any commercial purposes. Notwithstanding the foregoing, no pet of an aggressive nature shall be kept in or on the Property (including in the Units). No person owning or having custody of a permitted animal may allow the animal to stray or go upon another Owner's Unit without the consent of such other Owner. Pets must be kept on a leash at all times when outside the dwelling, and the Owner must clean up after his or her pet. No animal may interfere with, intimidate, or threaten any Owner, Occupant, other person, other pet, or the peaceful and quiet enjoyment of any other Owner or Occupant, person, or other pet. Owners, Residents, and Guests must abide by all the City of Charleston and Charleston County animal regulations.

### **PROPANE TANKS**

All propane tanks and bottled gas for household and/or pool purposes (excluding barbecue grill tanks) must be installed underground and in accordance with all applicable federal, state, and local laws, rules, and regulations.

### **RECREATIONAL EQUIPMENT**

Requires approval prior to installation. Play equipment must be located where they have a minimum impact on adjacent lots and where they will be best screened from general public view. Play equipment must be located in the middle half of the rear of the lot and lot must be fenced in. No tree houses are allowed. Temporary recreational equipment (bicycles, soccer nets, etc.) should be stored out of site after use.

### **RECREATIONAL VEHICLES**

No terrain vehicles, campers, mobile homes, house trailers, or trailers of any other description is permitted to be parked or to be stored at any place on any Unit, except (a) during the periods of approved construction on a Unit if used in connection with the approved construction, or (b) when parked out of view in an enclosed garage on such Unit.

### **RETAINING WALLS**

No improvements to or obstructions of retaining wall easement areas shall be permitted.

### **ROOF, DOOR and WINDOW REPLACEMENT**

Approval not required if original type, material, and color as the originally installed item. Any exception must have ARC approval.

### **SATELLITE DISH**

Approval not required if dish is thirty-six inches (36") or less in diameter and placed on the rear of a dwelling or other location that minimizes visibility from the street fronting the Unit, or from the front yard of the Unit. The dish must be screened from street view where applicable.

### **SCREEN/ STORM DOORS**

Approval not required if screen/storm door trim matches the trim of the house or color of the door.

### **SIGNS**

No sign, banner, advertisement, notice or other lettering may be exhibited, displayed, inscribed, painted, or affixed in, or upon any part of Riverview Estates that is visible from the outside of a Unit within the Property without ARC approval, provided however, signs required by governmental agencies and approved by the ARC, as applicable, may be displayed (e.g., permit boards).

One 'for sale' or 'for lease' sign may be displayed but only of a design approved by the ARC. The ARC has produced a template for which all 'for sale' and 'for lease' signs must match. (APPROVED SIGNS ARE AVAILABLE THROUGH ATLAS SIGNS IN SUMMERVILLE OR AT WWW.GOATLAS.COM) No sign may be placed in the window of a Unit or vehicle parked within the Property.

Signs posted in connection with a political campaign, candidate yard signs displayed from a Unit shall be permitted without approval, only if (i) the sign has a maximum area of four (4) square feet and, except for signs displayed from within a dwelling structure, a maximum height of three and one-half (3.5) feet above ground level, and (ii) the sign is displayed no sooner than forty-five (45) days prior to the election and is removed within seven (7) days after the election.



### **SKYLIGHTS/SOLAR TUBES/PANELS/SCREENS**

#### **Require approval.**

- All devices or installation shall be rated for the minimum local wind zone code.
- The ARC shall have a right to disapprove any proposed solar energy system based on aesthetics pertaining to location, profile, size, color, texture, material, and other aesthetic criteria considered by ARC pursuant to Community Guidelines.
- Solar rooftop arrays (collection of panels) and devices must be installed on the roof. The installation of such devices shall be allowed on all portions of the roof to have minimal visibility from the street in front of the property, from other side streets and from neighboring properties.
- Solar panels shall be installed on the plane of the roof material and shall not extend above the ridge line of the roof. If the array is not aesthetically acceptable, the ARC may require an alternative configuration of the panels.
- Solar panels shall have non-reflective surfaces. The panels shall be dark in color and be consistent with the character of the roof and structure. The color of the panel frame shall be consistent with the color of the roof.
- All plumbing, piping electrical and utility lines for the solar energy system shall be internal and/or concealed from view. Where appropriate, a fence or other screening of sufficient height may be required to aid in screening the solar energy system as determined by the ARC.
- The homeowner of an approved and installed solar system shall properly maintain such system to ensure that it does not deteriorate or create visual and/or aesthetic nuisance as determined by the HOA Board of Directors. If the system becomes a visual and/or aesthetic nuisance, the HOA Board of Directors reserves the right to enforce any of its rights to ensure homeowner compliance that may include removal of the system and remedying the area of the removed system to its original state of compliance.
- If the homeowner installs a solar system not approved by the ARC or installed not as approved by the ARC, the HOA Board of Directors shall impose remedy or removal of such system at the homeowner's expense and the homeowner shall reimburse the HOA for any and all expenses, including legal expenses and violation fines, required to enforce this guideline.

### **TRASH RECEPTACLES/ RECYCLING BINS**

Each owner must maintain all trash receptacles, racks, or similar facilities in a sanitary condition. Except when placed curbside on the day of or the night before regularly scheduled garbage, trash, and/or recycling pick up days, all garbage, trash and recycling containers and bags and the like must be kept in a closed garage or other approved building within the Unit screened or placed inside of or behind walls, fences or hedges, or garbage storage area. Garbage and trash containers and bags and the like must not be visible from any adjacent or neighboring Unit, Common Area, or street.

### **WELLS**

No private water well may be drilled, installed, or maintained on any of the Development for irrigation. The ARC may, however, authorize shallow wells for closed-end, geo-thermal residential systems.

### **WINDOW TREATMENTS**

The only acceptable window coverings that may be affixed to the interior of any windows visible from the street, adjacent Unit, or from the Common Areas are drapes, blinds, shades, shutters, and curtains. Only clear glass is permitted in any window and no window tinting or reflective coating may be affixed to any window that is visible from any street, adjacent Unit, or from the Common Areas, unless otherwise approved by the ARC.

### **YARD ART and DECORATIVE ORNAMENTS**

All yard art and other decorative ornaments are subject to ARC approval. However, an excessive number of objects could be considered to be not harmonious to the appearance of the community.

**ANY EXISTING OR PROPOSED IMPROVEMENT WITHIN AREAS DESIGNATED AS DRAINAGE AND OTHER EASEMENTS CARRIES WITH IT SOME RISKS TO THE OWNER. OWNERS WISHING AND APPROVED TO MAKE ANY MODIFICATIONS WITHIN DRAINAGE EASEMENTS DO SO WITH AN UNDERSTANDING, AGREEMENT, AND ACCEPTANCE OF THE FOLLOWING:**

- **MODIFICATIONS WITHIN ANY EASEMENTS ARE SUBJECT TO REMOVAL BY ANY AUTHORIZED ENTITY OR MUNICIPAL AUTHORITY REQUIRING ACCESS INTO THE EASEMENT AREA. SUCH REMOVAL AMY BE COMPLETED WITHOUT PRIOR NOTICE TO THE OWNER.**
- **NEITHER THE DEVELOPER, BUILDER, ARC, HOA, OR A MNAGEMENT COMPANY ARE UNDER ANY OBLIGATION TO REPAIR, RESTORE, OR REPLACE ANY OR PART THEREOF REMOVED OR DAMAGED WITHIN THE EASEMENT.**
- **HOMEOWNERS ARE REQUIRED TO OBTAIN ENCROACHMENT PERMITS FROM LOCAL MUNICIPALITIES FOR FENCES CONSTRUCTED WITHIN DRAINAGE EASEMENTS.**
- **THIS DISCLAIMER AND THE ASSOCIATED ARC RULES WILL BE MODIFIED FROM TIME TO TIME.**

All Owners, residents, occupants and their guests shall abide by all governing documents of the Association, and all zoning ordinances, building codes, and regulations of all government bodies of competent jurisdiction. The Board of Directors shall have the power to impose reasonable fines upon an Owner, tenant, occupant, guest and/or invitee.

**RIVERVIEW ESTATES HOMEOWNERS ASSOCIATION, INC.:**

[Signature]  
Board Member/Director

12/22/23  
Date

[Signature]  
Board Member/Director

12.23-23  
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Board Member/Director

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Board Member/Director

12/23/23  
Date

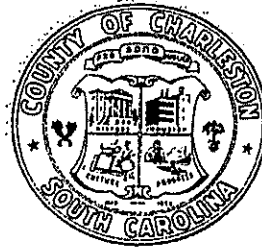
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# RECORDER'S PAGE



**NOTE:** This page **MUST** remain with the original document

**Filed By:**

SIMONS & DEAN ATTY AT LAW  
 147 WAPPOO CREEK DR  
 STE 604  
 CHARLESTON SC 29412 (MAILBACK)

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Karen Hollings, Register of Deeds Charleston County, SC		

**MAKER:**

RIVERVIEW ESTATES HOA

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**RECIPIENT:**

NA

Note:

Recording Fee	\$ 25.00
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Extra Pages	\$ -
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