I. Purpose, Powers and Duties of the Architectural Review Committee (ARC)(Approved by the Traditions HOA Board 12/9/14)

The purpose of the ARC is to review and approve any proposed installation, construction or alteration of any structure on any home site. All plans shall be submitted to the ARC for approval.

Homeowners should consult The Traditions at Old Carolina Declaration of Covenants, Conditions and Restrictions (CC&R’s) for a through description of the purpose, powers and duties of the ARC.

II. Administrative Procedures:

The ARC may establish, and from time to time amend, its administrative procedures. In general the procedure will be as follows:

A. The ARC will meet regularly depending on the applications received (ARC will meet within 10 days of receipt of an application). Quarterly meetings will be held and date and time will be posted on the Community Web Site.

B. All Changes and or amendments of these Design Standards proposed by the ARC will be ratified by the Traditions HOA Board of Directors before being adopted. Once approved all changes will be updated and posted on the community web site.

III. Submission of Plans and Specifications:

A. Design Submittals:

All design submittals must be accompanied with an Architectural Review Committee Application for Review.

Design submittals will constitute the only basis for conclusive action by the ARC and must adequately reflect to the ARC true design quality of proposed work. The owner or his/ her representative may present additional design submittals to the ARC at its approval meeting.

B. Refundable Deposits:

Upon approval of a project by the ARC and prior to the start of construction, a construction deposit shall be required to be paid pursuant to the table below.

<table>
<thead>
<tr>
<th>Project Amount</th>
<th>Deposit</th>
</tr>
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<tbody>
<tr>
<td>$1-$1000</td>
<td>$100</td>
</tr>
<tr>
<td>$1001-$2499</td>
<td>$300</td>
</tr>
</tbody>
</table>

Exterior construction such as:

Sunrooms, screened porches, decks room additions, spas, fences
C. Disposition of Construction Deposit:

Upon as-built inspection by the ARC

1. If any deviation, from the project as it was approved by the ARC, is discovered the deposit shall be withheld until the deviation is corrected.

2. If any damage to common property occurs as a result of the construction of the project, the deposit shall be withheld until the common property is repaired to the satisfaction of the Traditions HOA.

3. Should any deficiency, as noted in Paragraph C1 or C2 above, not be corrected within 90 days of notice to the homeowner, unless an extension of time is requested and approved by the ARC, the construction deposit shall be forfeited and the required corrections made by the ARC. Any and all additional charges will be posted on the property owner’s account for payment.

4. If no deficiencies are found, the deposit will be refunded to the homeowner within 30 days.

IV. A. Written Notification:

Applicants will be notified in writing of all decisions of the ARC within 30 working days of the meeting. The applicant may, within 10 days after receipt of notice of any decision which he/she deems unsatisfactory, file a written request to have the matter in respect to which such request was filed, shall be submitted to, and reviewed promptly by the ARC, but in no event later than 30 days after the filing of such request. The decision of a majority of the members of the ARC with respect to such matters shall be final and binding.

The ARC shall have the right to disapprove any plans and specifications submitted pursuant to these Design Standards for any of the following reasons:

1. The failure to include information in such plans and specifications as may have been reasonably requested;
2. The failure of such plans or specifications to comply with the Design Standards;
3. Any other matter which, in the judgment of the ARC, would be likely to cause the proposed installation, construction or alteration of a structure (i) to fail to be in conformity and harmony of external design and general quality with the Traditions community, or (ii) as to location, to the incompatible with topography, finished ground elevation and surrounding structures. In any case in which the ARC shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such disapproval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the ARC shall, if requested, make reasonable efforts to assist and advise the applicant in order that any acceptable proposal may be prepared and submitted for approval.
B. Construction:

All construction shall be completed within 90 days of commencement, unless an extension is requested and is granted by the ARC.

C. Inspection:

Inspection shall be at a time and date as mutually agreed upon by the property owner and may require that he/she be present during such inspection.

“Please note: given that these design standards relate to the appearance of the exterior of the structure, any inspection by the ARC for compliance with these standards will likewise consist of inspection of the exterior of the home site or structure only.”

D. Violations:

The written notice of any violation deemed to have occurred shall be the “Notice of Violation” form. As noted on this form, a “right to cure” time limit is imposed, and an appeal process is delineated.

V. Specific Design Guidelines:

A. Purpose:

The specific Design Guidelines are intended to clarify or expand on design requirements, conditions and restrictions.

B. Landscaping:

The ARC restricts the use of any artificial landscaping, including but not limited to fountains, birdbaths, statuary, etc. that exceed 36” in height. Any such structures or objects exceeding 36” shall be submitted to the ARC for approval.

The ARC restricts the use of natural boundary fencing or hedges. Plans for any natural boundary fence or hedge much be submitted on the appropriate form, have written approval by the ARC.

The ARC encourages the addition of natural landscaping (flowers, trees, shrubbery, etc.) to enhance the appearance of the community, however, major landscaping projects including front and rear re-landscaping shall require ARC approval.

Tree removal permits are granted by the guidelines established under Beaufort County Ordinance.
Removal of dead trees: If the ARC should determine that there is a dead tree(s) on any home site, the ARC shall notify the Traditions HOA Board. If the Board agrees with the determination of the ARC, the Board shall give written notice to the homeowner to remove such tree(s). If the owner fails to take reasonable steps to remedy the condition within thirty (30) days after the receipt of the written notice by certified mail, the Traditions HOA shall have the right to exercise Self Help.

C. Fences:

Only open fencing is permitted. Maximum fence height is 4’ above grade. It must be black in color. Wood, wire, chain link or plastic PVC fences are not allowed. Fences are allowed only in rear yards and side yards and must be constructed on the property line or within 4” thereto. A plat plan showing the location of the fence on your property along with photos of the proposed fencing are required for ARC approval. (Amended and approved by the Traditions HOA Board 01/27/15)

Walls and fences may be approved provided they are attached to the house as an architectural extension.

Deer fences are not acceptable.

Invisible dog fencing when installed must be placed off the rear corners of the home and contained to the rear yard only 2 ft. within the side and rear property line.

D. Driveways, sidewalks, rear patios:

Concrete stamping, coloring, and overlay pavers shall be allowed on front porches, front walks from front door to driveway, and rear patios. Overlay pavers are allowed on rear patios. Coloring and stamping of driveways or driveway aprons is allowed provided an application is submitted to the ARC that shows the proposed treatment is in conformance with the approved colors of materials. Pavers are allowed on driveway aprons with ARC approval.

E. Recreation Equipment:

Recreational and playground equipment may not be placed or installed upon a home site without approval by the ARC. Tree houses and tree swings are not permitted. No recreational equipment may be attached to a dwelling. The appropriate application form must be submitted to the ARC for written approval. Recreational and playground equipment must be placed in the rear of the home and must remain in the rear corners of the home site. All recreational equipment such as inflatable play equipment, carousels, and party tents do not require approval by the ARC and may be set up for a period of time no longer than 72 hours.
F. Dog Runs, Storage Sheds, etc.:

Dog runs, storage sheds (except as provided for below) or temporary buildings, including dog houses, are not permitted. Commercial deck boxes are allowed. Deck boxes will be no taller than 25”h x 26.5” deep x 55” long. Deck boxes shall be placed at the rear wall of the dwelling no further than 12” from the rear wall of the dwelling or on the patio connected to the rear of the dwelling. Colors must be tan, earth tone or natural wood. Maximum 1 per household. Commercial Horizontal Storage Sheds are permitted providing the shed can be placed on patio connected to dwelling no further than 12” from rear wall of dwelling, or adjacent to the rear wall of the dwelling no further than 12” from the rear wall. Maximum dimensions are 4’3” x 5’10” tall x 3’10” deep. Colors must be tan or earth tone. Maximum 1 per household. ARC approval required.

G. Mailboxes:

Mailboxes and mailbox supporting posts are to be kept in well maintained condition. All mailboxes and mailbox supporting posts shall be similar in design, dimensions and color (black) as throughout The Traditions. Changes in mailbox design, color, lettering style or embellishments to any mailbox are not permitted.

H. Antennas and Satellite Dishes:

Satellite dishes that do not exceed 24” in diameter may be erected and maintained on the property. The appropriate application form is required to be submitted to the ARC for written approval for location only. The location of the dish on the copy of the owner’s original site plan or elevation plan (if it is to be located on ground level) requires ARC approval. It is understood that the location of satellite dish reception is sensitive. However, every effort should be made to locate the dish such that its view from streets is minimized.

No other television antenna, radio receiver, sender, or similar device shall be attached or installed on the exterior portion of the property within The Traditions.

No exterior speaker, horn, whistle, bell or other sound device, which is unreasonably loud or annoying, except security devices used exclusively for security purposes, shall be located, used or place upon lands with The Traditions.

I. Spas and Hot Tubs:

No spa or hot tub shall be constructed or placed on any home site unless plans, specifications and location for said structure have been submitted on the appropriate application form for written approval by ARC.
Backwash is not permitted to be discharged into the sanitary sewer system, storm sewer system, or onto the golf course, and must be contained on the lot.

J. Propane Tanks:

Propane tanks may be located above ground or underground and must meet the requirements of NFPA Document 58 administered by the Office of the South Carolina Fire Marshal. Tanks must be screened by natural vegetation and must be submitted on the appropriate application form for written approval by the ARC. Propane tanks associated with BQ units are excluded.

K. Decks, Terraces, Patios and Screened Porches:

Decks, terraces, patios and screened porches shall be designed as an extension of the architecture of the house, and shall use compatible materials approved by the ARC. The appropriate application form must be submitted to the ARC for written approval.

Screened porches may include shingled roofs, skylights, arbors (with glass or polycarbonate roofs), screened roofs or a combination thereof providing that these materials do not extend the width of the existing foundation of the home. All plans must be submitted to the ARC for approval.

L. Flagpoles:

Flagpoles shall be portable and removable.

M. Exterior Lighting, Holiday Lighting, and Holiday Decorations:

No permanent exterior lighting shall be installed or placed on any home site unless plans, specifications, and locations for the exterior lighting have been submitted to the ARC for approval.

Exterior lights must be installed to avoid glare from light sources to neighboring properties.

Night lighting should be directed downward and confined to drives, paths and steps for safe pedestrian movement.

Walkway illumination should be concealed into steps, bollards and handrails (whenever possible) to avoid direct view of light source.

Lighting used to accent vegetation should be subtle, subdued and hidden from view.
Colored exterior lighting is not permitted.

Holiday lighting and holiday decorations do not require ARC approval. All holiday lighting and decorations may be installed not more than 30 days prior to the holiday and must be removed within 30 days after the holiday.

N. Roofs:

Architectural roofing materials must be submitted on the appropriate form and must be submitted to the ARC for written approval. Re-roofing or roof repairs using similar materials and similar color does not require ARC approval.

O. Re-painting or Re-staining:

The appropriate application form must be submitted to the ARC with color samples. When approved the applicant will be notified in writing from the ARC. Repainting or re-staining may not take place until approval letter has been issued. Repainting and/or re-staining a house the same color does not require ARC approval.

P. Improvements and Alterations:

No alteration, including painting or staining affecting the exterior appearance of any building, structure, or landscape shall be made without prior approval by the ARC. A request for approval must be submitted to the ARC on the appropriate application form, and all drawings necessary to define the proposed improvement, color samples and site plan when applicable. An approval letter from the ARC must be issued prior to the commencement of any clearing, material delivery, or construction. This section does not apply to repair or replacement work necessitated by storm damage, etc., provided such repair or replacement uses similar materials or colors.

Q. Home Replacement:

In the event that a home is damaged beyond repair due to a catastrophic event, i.e., fire or natural disaster, it shall be built to the same spec as the original or as another existing model in the Traditions community. Plans shall be submitted to the ARC for approval if different from the original structure.

VI. Fines:
A. Construction not in accord/agreement with approved plans including a site plan. Variance greater than one foot or any exterior change without prior ARC approval: $1,000 and must submit As-Built drawings.

B. Use of exterior colors not approved by the ARC: $1,000 per month if not changed to approved color within 30 days.

C. Construction commenced without submitting the required construction deposit: $100 per day.

D. Failure to allow an ARC inspection or interference with an ARC inspection: $100 per day.

E. Unauthorized landscaping: $100 per day

All fines, deemed appropriate due to violation of these Design Standards, are subject to written notice. Such notice shall be “Notice of Violation form. As noted on this form a “right to cure” time limit, and an appeal process is delineated.