

TRADITIONS AT OLD CAROLINA HOMEOWNERS ASSN INC
(27)014080

PROOF OF NOTICE AFFIDAVIT

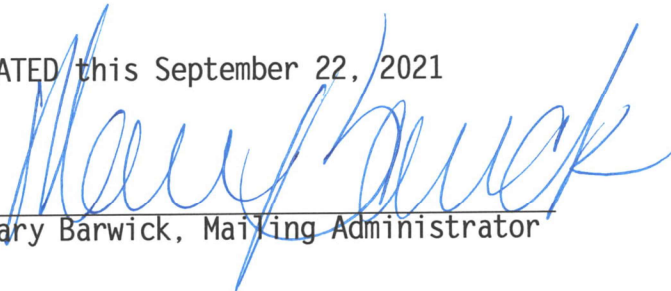
STATE OF FLORIDA
COUNTY OF SEMINOLE

On behalf of the Secretary of the Association, the undersigned, being first duly sworn, deposes and says that copies of the attached


ARC DOCUMENTS

were mailed on the date stated below to each member at the address last furnished to the Association, as set forth in the official records of the Association and attached hereto.

DATED this September 22, 2021


Mary Barwick, Mailing Administrator

The foregoing Affidavit was acknowledged before me this September 22, 2021 by Mary Barwick, who is personally know to me.


Notary Public

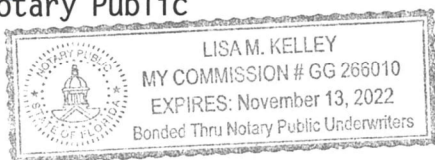


EXHIBIT A



**THE TRADITIONS
AT
OLD CAROLINA**

**ARCHITECTURAL
DESIGN
GUIDELINES**

October 31, 2021

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I. Purpose, Powers and Duties of the ARC

The purpose of the ARC is to review and approve any proposed installation, construction or alteration of any structure on any homesite. 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 thorough description of the (Purpose, Powers, and Duties of the ARC.)

Our philosophy is to maintain the overall curb appeal of the community by overseeing the appearance of exteriors, front and rear yards of homes to enhance the value of homes through the appearance of the neighborhood as a whole.

Our objectives in reviewing submissions will be: To ensure that the location, configuration and architectural design, materials and colors of structures are in harmony with the overall community appearance and surrounding lots.

II. Administrative Procedures:

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

The ARC will meet regularly once a month. Date and time of each meeting will be posted. Special meetings may be called from time to time and when necessary.

All Changes and or amendments to these Design Standards proposed by the ARC will be ratified by the Traditions HOA Board of Directors before being adopted. Once approved all property owners will receive a copy of any change or amendment.

III. Submission of Plans and Specifications and Approval Procedures:

A. Design Submittals Guideline Requirements:

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 design submittals to the ARC through the Management company.

ARC guidelines and the Declaration of Covenants and Restrictions require that all proposed additional construction, exterior remodeling, improvement, fencing, landscaping, change, exterior painting be approved before any work can be done. An approval letter is needed for any major addition or alteration

of the structure of the home prior to commencement. The procedure is as follows:

1. Complete the Traditions ARC Application along with required drawings, site layout, elevations, dimensions, plats, specifications and sample materials to be used and other features of the proposed construction as applicable.
2. Submit the request to the Management Company along with the required application fee made payable to Traditions at Old Carolina. The ARC has a 30-day review period for all submittals per Article V section 5.3. The 30-day review period will restart if additional information is required.
3. After ARC review, the homeowner will receive a status of their request and whether it is approved, approved in part or disapproved (see IV. A below). A refundable deposit shall be paid if required upon approval (see B. below).
4. Applicant is responsible for obtaining and displaying any permits necessary.
5. Changes, additions or alterations will be done in accordance with the plans approved by the ARC. Fines or revocation of approval may be recommended by the ARC for noncompliance. Any changes after approval must be submitted and approved prior to construction of those changes.
6. When the work is complete, the homeowner must contact the Management company to request a final ARC inspection. This final inspection will be completed by the ARC to ensure that the final product is completed in accordance with approved plans, colors and material samples. A written approval will be recorded on the original application.
7. Applicable deposits will be refunded within 30 calendar days of an acceptable final inspection as noted below.

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.

Built-in Spas/exterior construction, such as sunrooms, screened porches, decks, or room additions

Project Amount	Deposit
\$1 - \$1,000	\$100
\$1,001 - \$2,500	\$300
Over \$2,500	\$500

C. Disposition of Construction Deposit:

Upon as-built inspection by the ARC.

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.

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.

Should any deficiency, as noted in Paragraph C2 or C3 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 owners account for payment.

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

IV. Approval or Disapproval of Plans and Specifications:

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 question reviewed by the ARC. Upon the filing of any such request, the matter with 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 matter 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:

The failure to include information in such plans and specifications as may have been reasonably requested;

The failure of such plans or specifications to comply with the Design Standards;

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 be 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 an acceptable proposal may be prepared and submitted for approval.

B. Construction:

All construction shall be completed within 1 year of commencement, unless an extension is requested and is granted by the ARC.

Hours allowed: Weekdays 7am to 7pm and Weekends 8am to 6pm.

C. Inspection:

Inspection shall be at a time and date as mutually agreed upon by the property owner 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 A STRUCTURE, ANY INSPECTION BY THE ARC FOR COMPLIANCE WITH THESE STANDARDS WILL LIKEWISE CONSIST OF INSPECTION OF THE EXTERIOR OF THE HOMESITE OR STRUCURE 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 Covenants, Conditions, and Restrictions.

B. Maintenance:

Each homeowner shall keep and maintain the landscaping on their homesite (mowing, edging, mulching (pine straw, wood chips, etc.)) Landscape maintenance shall include the trimming and pruning of shrubs and trees in order to maintain a neat and attractive appearance. Appropriate external care shall include removal of mold/mildew to maintain a clean exterior appearance.

Removal of dead trees: If the ARC should determine that there are dead trees upon any homesite, the ARC shall notify the Traditions HOA Board. If the Board shall agree with the determination of the ARC, the Board shall give written notice to the homeowner to remove such tree(s). If the owner shall fail to take reasonable steps to remedy the condition within thirty (30) days after the mailing of said written notice by certified mail, then the Tradition HOA shall have the Right of Abatement.

Hours allowed: Weekdays 7am to 7pm and Weekends 8am to 6pm.

C. Landscaping:

The ARC restricts the use of any artificial landscaping, including but not limited to fountains, birdbaths, statuary, etc. that exceeds 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. Any such natural boundary fencing or hedges are limited to the rear yard only. Plans for any natural boundary fence or hedge must be submitted on the appropriate form, have written approval by the ARC and conform to the following guidelines.

At driveway entrance, for reasons of safety, no planting which obstructs sight lines at driveway entrances (between 2' and 6' above streets and roadways) shall be permitted.

Tree removal permits are granted by the guidelines established under Beaufort County Ordinance and approval of the ARC.

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

D. 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 with 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.

Invisible fences for pets are allowed and do not require ARC approval.

E. Driveways and Sidewalks:

Pavers are allowed on driveway aprons with ARC approval. The only driveway sealant that may be used should be clear in color or ARC approved equivalent. Driveways must be maintained in a satisfactory manner to exclude discoloration (oil, fluids, rust, etc.).

F. Recreation Equipment:

Recreational and playground equipment may not be placed or installed upon a homesite without approval by the ARC except as noted below. 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 behind the rear corners of the homesite. All recreational equipment such as: inflatable play equipment, carousels, and party tents do not require approval by the ARC and may not be set up for a period of time no longer than 72 hours. Basketball hoops are allowed in front driveway areas with the understanding that they will be dropped down in height when not in use, backed into the side shrubbery as best as possible to reduce view, no playing after dark and no flood lights at night.

G. Patios:

Concrete stamping, coloring and overlay pavers shall be allowed on front porches, front walk from front door to driveway and rear patios. Overlay pavers are allowed on rear patios.

H. Storage Sheds, Deck Boxes, Dog Runs:

Storage sheds, dog runs or temporary buildings, including dog houses, are not permitted.

Deck boxes are allowed provided that they are secured to prevent damage from flying debris due to storms. 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. A deck box may also be located on the side of the dwelling ONLY where there isn't sufficient area at the back of the dwelling. Colors must be white, tan, earth tone. Deck boxes must be made of vinyl panels or heavy plastic to complement the dwelling. Lattice, wood or see through material is not allowed. One deck box at the rear or side of the dwelling can be no more than 3' deep x 4' high x 6' long or 3' deep x 6' high x 4' wide. ARC approval required.

One smaller deck box may be located on the rear patio, no larger than 30 inches tall x 28 inches deep x 60 inches long. ARC approval required.

I. Mailboxes:

Mailboxes and mailbox supporting posts are to be kept in a well-maintained condition. All mailboxes and mailbox supporting posts shall be similar in design, dimensions and color (black) as those that presently exist throughout The Traditions.

Mailbox house number (required) and name lettering (optional) shall also be the lettering size and type used throughout The Traditions. The cost of repair will be the responsibility of the homeowner. Repair work shall be completed within 30 days of the date of repair notification. Changes in mailbox design, color, lettering style or embellishments to any mailbox are not permitted.

J. 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 a copy of the owner's original site plan or elevation plan (if it is to be located above ground level) requires ARC approval. It is understood that the location of a satellite dish is reception sensitive. However, every effort should be made to locate the dish such that its view from the streets is minimized.

Other than above, no television antenna, radio receiver, sender, or other 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 placed upon lands within The Traditions.

K. Spas and Hot Tubs:

No spas or hot tubs shall be constructed or placed on any homesite unless plans, specifications and location for said structure have been submitted on the appropriate application form for written approval by ARC. Built-ins requires deposit, free-standing does not require deposit.. The following shall apply:

Backwash is not permitted to be discharged into the sanitary sewer system, storm water sewer system, or onto the golf course, and must be contained on the lot.

L. Propane Tanks:

Propane tanks may be located above ground or underground and must meet the requirements of the NFPA Document 58 administered by the Office of the South Carolina Fire Marshall. 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 BBQ units are excluded.

M. 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 and required deposit 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 beyond the width of the existing foundation of the home. All plans must be submitted to the ARC for approval.

N. Flagpoles:

Flagpoles shall be portable and removable.

O. Exterior Lighting, Holiday Lighting and Holiday Decorations:

No permanent exterior lighting shall be installed or placed on any homesite unless plans, specifications and location for said exterior lighting have been submitted, on the ARC Submittal Form, and approved by the ARC.

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

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 such holiday and must be removed within 30 days after such holiday.

P. Roofs and Gutters:

Replacement Architectural roofing and gutter materials must be submitted on the appropriate application form and must be submitted to the ARC for written approval. Roof repair using similar material and similar color does not require ARC approval.

Q. Improvements and Renovations:

No alteration, including painting or staining affecting the exterior appearance of any building, structure, or landscape shall be made without prior approval of 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 commencement of any clearing, material delivery or construction. This section does not apply to repair work that is necessitated by storm damage, etc. provided such repair uses similar materials and colors.

R. 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 rebuilt to the same specs 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.

S. Solar Panels

Installation of solar panels for both generation of electricity or hot water shall require ARC approval.

Ground mounted panels are not allowed.

A licensed contractor is required to install system and the ARC has the right to meet with contractor.

Roof mounted solar panels must conform to the angle of the roof. The mechanicals, ancillary equipment and wiring shall be enclosed and shielded from view. Frames on panels are to be low-profile and black in color. Mounting rails are to be flush cut and have black end caps. Conduit attached to sides of homes may be painted to match the color of home if so desired and in which case must be maintained by homeowner.

Panels cannot be a front facing installation from the center front of lot.

Contracts (sale or lease) must be transferable.

Panels must be maintained to community wide standards.

Must be non-reflective coating.

ARC will review each application for the unique placement the contractor proposes. Color and material samples or pictures must be submitted to ARC.

Contact ARC c/o:

Sentry Management Inc.

4454 Bluffton Park Crescent Suite 107

Bluffton, SC 29910

Phone (843) 605-4244 Fax (843) 605-4255

Email HiltonHead@Sentrymgt.com

IV. 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. Violation of any sign rule; trash overflow; failure to deposit all trash in receptacles; or failure to place trash container in garage or otherwise concealed from view from the exterior of the homesite: \$50/day.
- C. Failure to maintain property as described in CC&Rs. 10 day reminder to remedy or appeal, then 10 days to remedy or appeal or a \$50 fine, then 10 days to remedy or appeal or a \$100 fine. \$100 fine or other sanctions thereafter as designated by the Board per the CC&Rs.
- D. Construction commenced without submitting the required construction deposit: \$100 per day.
- E. Failure to allow an ARC inspection or interference with an ARC inspection: \$100 per day.
- F. Unauthorized landscaping: \$100 per day.
- G. Failure to remove unauthorized landscaping: \$25 per day.

All fines, deemed appropriate due to violation of these Design Standards, are subject to written notice. Such notice shall be the "Notice of Violation" form. As noted on this form a "right to cure" time limit, and an appeal process is delineated. All other Design Standards violations not listed will be subject to a \$25 daily fine until in compliance. Any fine imposed shall be subject to the provisions of The Traditions CC&R's.

Enforcement

The Association shall have the power, as provided in the Declarations and the By-Laws, to impose sanctions for any violation of the Governing Documents. To the extents specifically required by the Declaration, the Board shall comply with the following procedures prior to the imposition of sanctions:

Notice

Prior to imposition of certain sanctions requiring notice under the Declaration, the Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation; (ii) the proposed sanction, to be imposed; (iii) a period of not less than 10 days within which the alleged violator may present a written request for a hearing to the Board; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within 10 days of the notice. If a timely challenge is not made, the sanction stated in the notice shall be imposed; however, the Board may, but shall not be obligated to suspend any proposed sanction if the violation is cured within the 10-day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any one person.

Hearing

If a hearing is requested within the allotted 10-day period, the hearing shall be held before the Board in executive session. The alleged violator shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator or its representative appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

Additional Enforcement Rights

Notwithstanding anything to the contrary in this article, the Board, may elect to enforce any provision of the Governing documents by self-help (specifically including, but not limited to, towing vehicles that are in violation of parking rules) or, following compliance with the dispute resolution procedures set forth in Article XIII of the Declaration, if applicable, by suit at law or in equity to enjoin any violation or to recover monetary damages or both, without the necessity of compliance with the procedure set forth above. In any such action, to the maximum extent permissible, the Owner or Occupant responsible for the violation for which abatement is sought shall pay all costs, including attorney's fees actually incurred.

**Traditions at Old Carolina Homeowners Association
RESOLUTION to Amend the ARC Guidelines, ARC Application, and
ARC Violation Notice
September 11, 2021**

Whereas, The Traditions at Old Carolina Homeowners Association Board of Directors consents to amend the Architectural Guidelines, ARC Application, Notice of Violation and Amended Rules (attached as Exhibit A) as proposed by the Architectural Review Committee (ARC) and the Board, and

Whereas, Article IV. 4.2 of the Declaration of Covenants, Conditions, and Restrictions empowers the Board to adopt, repeal, and modify regulations governing matters of conduct and aesthetics, subject to the Board's duty to exercise business judgment and reasonableness on behalf of the Association and its members, and

Whereas, Article V. 5.3(a) of the Declaration of Covenants, Conditions, and Restrictions at Old Carolina Homeowners Association states the ARC shall have the authority to amend the Architectural Guidelines with the Board's consent.

Whereas, at a duly called Meeting of the Board of Directors on September 11th 2021, with written notice of such meeting mailed to all Members five (5) days in advance, the Board voted to unanimously adopt and ratify the newly revised versions of the Architectural Guidelines, ARC Application, and Notice of Violation, all of which are attached hereto as Exhibit A

Whereas, the Board hereby adopts, approves, accepts, and establishes the attached revised rules in Exhibit A as Rules of the Association and, **IT IS HEREBY RESOLVED** that the attached **Exhibit A** is hereby duly approved, adopted, and enacted a Rule of the Association to be effective and binding community-wide as of October 31st, 2021.

IT IS FURTHER RESOLVED that the Association hereby directs its management agent to furnish notice of the attached **Exhibit A** to all Owners in the community prior the Rule's effective date as required in the Covenants.

The above resolution being voted upon and approved at a regular Board of Directors meeting on this 11th day of September 2021, which a quorum was present.



Paul Carmichael, President



Date



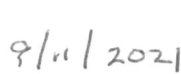
Kathy Bear, Treasurer




Date



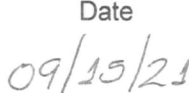
Dale Dionne, Director



Date



Argentino Calvo, Director



Date

TRADITIONS AT OLD CAROLINA ARC APPLICATION AND SUBMITTAL FORM

Owner Name _____ Email _____
 Address _____ Phone _____
 Contractor Name _____ SC License # _____
 Contractor Address _____
 Contractor Phone _____ Contractor Email _____
 Proposed Start Date _____ Expected Completion Date _____
 Total Cost: _____ Owner Signature _____ Request Date _____
DESCRIPTION OF REQUEST: (Attach a sheet if more space needed)

Change Description – All Applications must have \$35 Fee Paid	Requires Application	Requires Deposit
Major Addition/Renovation: construction to include major structural changes, replacements i.e., total replacement of whole roof, deck, additions, lanai, fences, sun room, screen porch, solar panels, major concrete work, major landscape replacement, walkways, built in/in ground fire pits or hot tubs/spas.	Yes	Yes
Minor Addition/Improvements: To include minor driveway and patio extensions, stone veneer, garage screen, hurricane shutters, change of concrete color, above ground propane tank, freestanding tubs/spas or other minor additions.	Yes	No
Any Exterior Painting, Staining, Gutters, Siding or Roof Re-shingled	Yes	No
Landscaping: Tree removal/replacement, 36"+ yard décor, re-sodding	Yes	No
No Application Required: Front entry-decorative colored glass, satellite dish, front door/shutters -same color, minor concrete repair (same color), portable basketball hoop, sod repair, portable firepit/chiminea, decorative mulch, pinestraw, flowers and small bushes, invisible fencing.	No	No

NOTE: The applicant(s) must thoroughly read and comply with the requirements of the ARC architectural guidelines and any requirements contained in the Covenants, Restrictions and Rules and the ARC approval procedures. Submit this form with: plat plan, drawing(s) of change, color samples and any additional information the ARC may need for a decision. No work may begin without approval from the ARC. One year (365) day completion limit for all projects, once approved. ARC must be notified of completion of project for final inspection. Extensions granted with prior permission only. Contact the ARC c/o SENTRY if needed or if your request isn't listed.
 Please make checks payable to: Traditions At Old Carolina HOA and mail/deliver to:

Sentry Management
 4454 Bluffton Park Crescent Suite 107, Bluffton SC 29910
 Phone: (843) 605-4244 Fax: (843) 605-4255 Email: Hiltonhead@sentrymgt.com

 Authorized ARC Approval SIGNATURE

 DATE

For ARC Committee use:

Request Received Date: _____

Date Questions to Homeowner: _____

Date Request Finalized: _____

ARC Decision Date: _____

Homeowner Notified Date: _____

Work Completed Date: _____

ARC Follow-up Inspection Date: _____

ARC RESPONSE

Approved as requested: _____ (Y/N)

Not Approved (see explanation): _____ (Y/N)

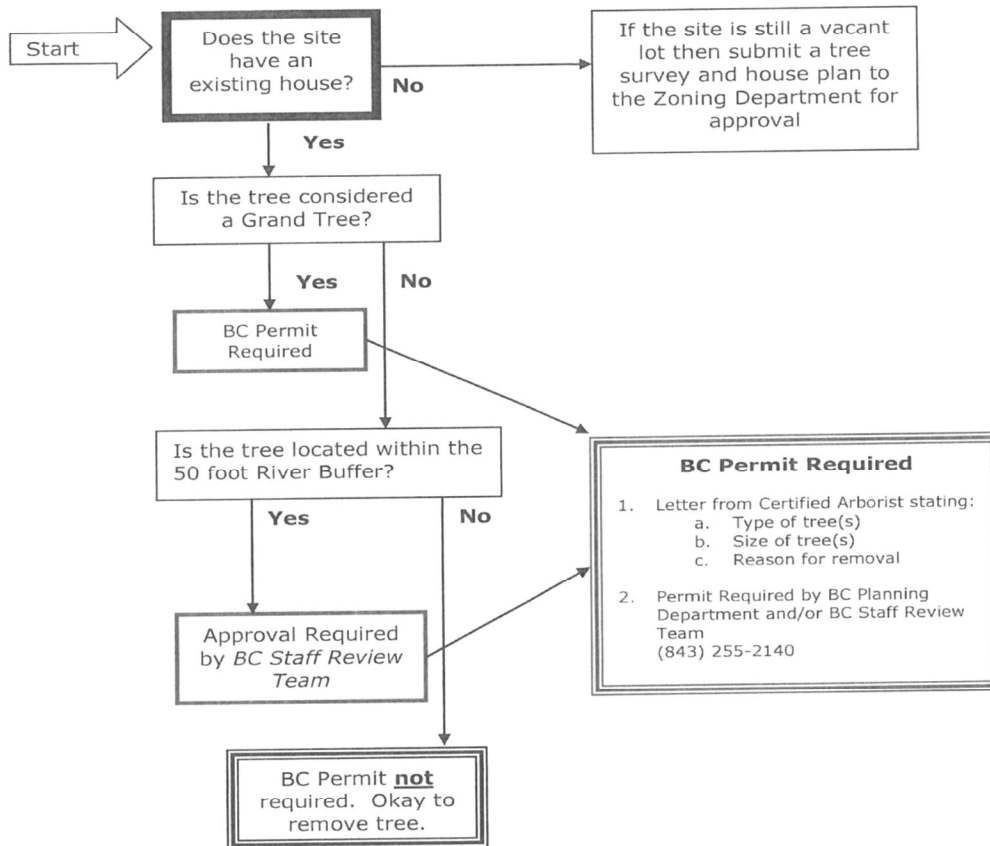
Approved with conditions (see explanation below): _____ (Y/N)

Explanation: (attach separate sheet if needed)

REMOVAL OF TREES ON SINGLE FAMILY LOTS WITH HOMES

(Within Unincorporated Beaufort County)

Beaufort County Community Development Code: Division 5.11.100.F.1.a.



Grand Trees

1. Live oak, Black walnut, or Longleaf pine that are equal to or greater than a diameter of 24 inches DBH.
2. Loblolly pine, Slash pine, or Shortleaf pine that are equal to or greater than a diameter of 36 inches DBH.
3. All other species of trees, not defined above, that are equal to or greater than a diameter of 30 inches DBH except those identified as invasive species in Table 5.11.100.C.

Please Note that some communities require Architectural Review Board, Home Owners Association, or Property Owners Association approval in addition to Beaufort County approval for tree removal.

TRADITIONS AT OLD CAROLINA

NOTICE OF VIOLATION

Date of Notice: _____

Owner(s) of Record: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

You are hereby notified of the following Architectural Design Guidelines violation(s):

Nature of Violation (Refer to specific section of the ARC document and provide detail):

If this violation is not cured within ____ days of the date of this notice, the following sanctions shall be applied:

As the Owner of this property you have the right to request a hearing before the Board within 10 days of this notice regarding this violation. Please refer to attached sheet of this Notice of Violation for your right to appeal and have a Board hearing convened. To schedule an appeal hearing regarding this violation, please contact the Board c/o:

Sentry Management: 4454 Bluffton Park Crescent Suite107 Bluffton, SC 29910

Phone: (843) 605-4244 Fax: (843) 605-4255 Email: Hiltonhead@sentrymgt.com

Enforcement

The Association shall have the power, as provided in the Declarations and the By-Laws, to impose sanctions for any violation of the Governing Documents. To the extents specifically required by the Declaration, the Board shall comply with the following procedures prior to the imposition of sanctions:

(a) Notice

Prior to imposition of certain sanctions requiring notice under the Declaration, the Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation; (ii) the proposed sanction, to be imposed; (iii) a period of not less than 10 days within which the alleged violator may present a written request for a hearing to the Board; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within 10 days of the notice. If a timely challenge is not made, the sanction stated in the notice shall be imposed; however, the Board may, but shall not be obligated to suspend any proposed sanction if the violation is cured within the 10-day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any one person.

(b) Hearing

If a hearing is requested within the allotted 10-day period, the hearing shall be held before the Board in executive session. The alleged violator shall be afforded a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator or its representative appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

(c) Additional Enforcement Rights

Notwithstanding anything to the contrary in this article, the Board, may elect to enforce any provision of the Governing documents by self-help (specifically including, but not limited to, towing vehicles that are in violation of parking rules) or, following compliance with the dispute resolution procedures set forth in Article XIII of the Declaration, if applicable, by suit at law or in equity to enjoin any violation or to recover monetary damages or both, without the necessity of compliance with the procedure set forth above. In any such action, to the maximum extent permissible, the Owner or Occupant responsible for the violation for which abatement is sought shall pay all costs, including attorney's fees actually incurred.

ARNOLD,SUSAN C	000L2	4 CANTERS CIR	BLUFFTON SC 29910
ARSENAULT,GARY ALBERT	00LL69	82 TROTTHING HILL LN	BLUFFTON SC 29910
BAKER & CYNTHIA L ST MARTIN,RICHARD G	000002	3 BRIDLE PATH LN	BLUFFTON SC 29910
BALLARD & ELIZABETH H BALLARD,DANIEL C	00LL14	1214 LAKE AVENUE	NORTH AUGUSTA SC 29841
BARBER & TRESA D BARBER,SCOTT A	00LL60	7 CANTERS CIR	BLUFFTON SC 29910
BARONE,LISA C	000012	20 BRIDLE PATH LN	BLUFFTON SC 29910
BARTLEY,MARY JANE	00LL76	10 TROTTERS CIR	BLUFFTON SC 29910
BAYER,KURT & MARGARET E	000P18	29 HAMTHORNE CT	BLUFFTON SC 29910
BEAR & SHIRLEY M MOORE,KATHLEEN D	00LL54	17 TROTTHING HILL LN	BLUFFTON SC 29910
BELLAMY,KYLE W	00LL72	2 TROTTERS CIR	BLUFFTON SC 29910
BETHAMAY ENTERPRISES, INC	00LL24	46 MILLWRIGHT DR	HILTON HEAD SC 29926
BIGDA,EDWARD	00LL16	32 CANTERS CIR	BLUFFTON SC 29910
BOWES,HERBERT B & AMELIA G	00LL29	56 TROTTHING HILL LN	BLUFFTON SC 29910
BROWN III,LUCIUS	00LL75	8 TROTTERS CIR	BLUFFTON SC 29910
BRYANT JR,JAMES N	00LL44	51 TROTTHING HILL LN	BLUFFTON SC 29910
BRYSON SR & MARIE CERRITO BRYSON,ROBERT BARTON	000P13	19 HAMTHORNE CT	BLUFFTON SC 29910
BURKE,JERRY WAYNE	00LL77	12 TROTTERS CIR	BLUFFTON SC 29910
BURLESON & LISA MICHELE ACKER,ANDREW NEIL	00LL21	40 TROTTHING HILL LN	BLUFFTON SC 29910
BURNETT & LOVETTA GAYLE BURNETT TR,LOVETTA G	00LL11	11 SWEET GRASS LN	BLUFFTON SC 29910
BURR,DAVID A	00LL20	38 TROTTHING HILL LN	BLUFFTON SC 29910
BUSH,DOUGLAS A & DEBORAH L	000005	9 BRIDLE PATH LN	BLUFFTON SC 29910
BUTLER,DOUGLAS S	000P16	25 HAMTHORNE CT	BLUFFTON SC 29910
CALVO,ARGENTINO M & ANNE M	00LL74	6 TROTTERS CIR	BLUFFTON SC 29910
CAMPBELL & JOY C CAMPBELL,CALEB S	00LL34	66 TROTTHING HILL LN	HILTON HEAD SC 29926
CAMPUTARO JR & STEPHANIE A CAMPUTARO,RICHARD J	000009	9 REFLECTION COVE CT	BLUFFTON SC 29910
CARMICHAEL,PAUL G	00LL52	21 TROTTHING HILL LN	BLUFFTON SC 29910
CLARK,BARBARA A	000P22	8 HAMTHORNE WAY	BLUFFTON SC 29910
CLEMENT,JOSEPH & BARBARA	000001	1 BRIDLE PATH LN	BLUFFTON SC 29910
CLINE,RICHARD W & BARBARA A	000010	16 BRIDLE PATH LN	BLUFFTON SC 29910
COBB,ETHEL BEATRICE	000P21	16 HAMTHORNE CT	BLUFFTON SC 29910
COOK JR & EMILY M COOK,DONALD R	00LL51	23 TROTTHING HILL LN	BLUFFTON SC 29910
COSGROVE,ROBERT & KATHLEEN	00LL42	11 SHAFTSBURY LN	HILTON HEAD SC 29926
DIBONIS,LOUIS R	00LL66	76 TROTTHING HILL LN	BLUFFTON SC 29910
DIONNE,G DALE DIONNE & SALLY D	00LL39	61 TROTTHING HILL LN	BLUFFTON SC 29910
DOOLEY,C LARRY	000003	5 BRIDLE PATH LN	BLUFFTON SC 29910
DUDLEY & ELAINE F SMITH,RAYMOND L	000011	18 BRIDLE PATH LN	BLUFFTON SC 29910
ELLIOTT & JILL C ELLIOTT,CHARLES R	000017	32 BRIDLE PATH LN	BLUFFTON SC 29910
ELLIS,JIMMY R & KIM N	0000P9	9 HAMTHORNE CT	BLUFFTON SC 29910