**Landings Run**

**Homeowner’s Association**

**Architectural Guidelines**

**Rules & Regulations**

An ARB applications is available as an appendix to this document, and also on the Landings Run website (Landingsrun.com).

*Adopted February 23, 2020, by the Landings Run HOA Board of Directors*

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**The Landings Run Homeowners Association**

**Architectural Guidelines**

1. **Introduction**

Under Article II in the Covenants and Restrictions for The Landings Run Property Owners Association, any improvement or modification to the exterior of a home or lot within the community requires **approval in advance**by the Architectural Review Board (ARB).

 Exterior modifications that require advanced approval includes any change that alters the exterior appearance of your home from the street view. Such changes include but are not limited to exterior alterations of an existing structure such as changes in windows, entry or garage doors, roofs, home colors, porches, shutters, landscaping, driveway alterations, installation or modification of fences, pools, sheds, and alterations in the landscape.

No approval is required to repaint or replace exterior material if it matches the originally installed color and material. Any Owner may remodel, paint, or redecorate the interior of his or her home without approval.

A property owner/tenant may not begin work on a planned alteration until an application for approval has been submitted to and approved by the ARB. The application can be found in Appendix A, attached to this document, and will include:

* 1. plans and specifications showing site layout, dimensions, exterior elevations, description of exterior materials and colors, landscaping, drainage, exterior lighting, irrigation, and other features of the proposed improvement, as applicable.
	2. The ARB may require the submission of such additional information as deemed necessary to consider any application.

The ARB shall make a determination on each application within 30 days after receipt of a completed application and all required information. Failure to obtain approval from the ARC will result in fines to the homeowner as outlined in the Covenants and Restrictions, and if the installed improvement was not approved, it must be removed/modified to be in accordance with the ARC decision.

Once exterior work has commenced, it must be completed within 6 months. Construction trash/debris must not be placed on the curb until the evening prior to city trash pick-up.

1. **ARCHITECTURAL GUIDELINES**
2. **Modifications (Exterior)**

Any modification to a home or lot that changes the appearance from the street view requires approval from the Architectural Review Committee (ARC).

1. **Landings Run Architectural Guidelines**
	1. **Fences**
		1. Existing fences must be maintained so that they appear clean, structurally sound and in good repair.
		2. Fences may only be constructed behind the front corners of a home. Front yard fences are not allowed.
		3. Fences may be constructed as 48” picket or 72” privacy (48 inches picket around water areas).
		4. Fences constructed of pressure treated wood, white vinyl or those of a wrought iron appearance are allowed. Other materials will be considered on a case by case basis by the ARB once a written request for review is submitted.
		5. Fences may not be taller than 72”.
		6. Privacy fences are to be constructed with the smooth side facing out so that the “good side” is viewed from the outside.
		7. Fences must come off the side of the home at a 90 degree angle.
		8. Fences along the water must meet city requirements for easement, and allow for regular landscaping around the fence.
		9. Wooden fences may be left natural, stained in a natural wood tone or painted White, Charleston Green, or Black. Wooden fences left natural in color must be sealed with a clear sealant to prevent the wood from weathering and/or turning gray.
	2. **Sheds**
		1. Existing sheds must be maintained in good repair so as not to become an eyesore for neighboring properties.
		2. The height of a newly constructed shed will not exceed 96” above finished grade. A shed must be located behind the home, whenever possible inside lines extended from the sides of the house so as to maintain the sightlines for the homes for surrounding dwellings.
		3. Gable roofs are preferred as they are in keeping with the style of the neighborhood.
		4. The colors, shingles and trim materials of a wooden shed will match the siding, door and trim materials of the home.
		5. A prefabricated shed is allowed but must be maintained in good condition in appearance and functionality.
	3. **Satellite Dishes**
		1. Must be one meter in diameter or less and must be installed in the least conspicuous location on lot or roof, out of view from the street and neighboring properties. If the satellite company is unable to find a location in the rear of the home, ARB approval of the satellite dish is required.
	4. **Landscaping**
		1. Owners and/or tenants shall maintain a neat and attractive yard and home, consistent with the community-wide standard.
		2. Lawns will be routinely maintained consistent with the Community-Wide Standard. This includes, but is not limited to, mowing, weed control, and edging along planting beds and concrete.
		3. Grass should be continuous across the property. Bare areas of dirt are not permitted and should be addressed immediately.
		4. Trees and shrubbery should be trimmed regularly.
		5. Planting beds should be kept free of weeds and adequate ground cover applied to maintain a neat and well-maintained appearance.
		6. Weeds and/or grass that grows in the cracks or joints of a driveway must be controlled/eliminated.
		7. An alternative to brown organic materials for ground cover may be permissible with ARB approval; including materials such as river rock.
		8. Landscaping debris for trash day pick-up is not allowed on the community pond areas at any time.
		9. Landscaping debris for trash day pick up must not be placed on the curb until the day prior to trash pick up.
2. **Solar Energy Systems**

All solar energy system plans must receive Architectural Review Board (“ARB”) approval prior to the installation of any solar energy device or system.

* 1. A solar energy system is defined as any solar collector or other solar energy device/devices or any structural design feature of a building whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating, space cooling, electric generation or water heating. At this time the only solar energy system permitted in the Landings Run HOA is Integrated Solar Electric.
	2. Solar panels are not permitted to be installed on the front of the house facing the street view. All solar panel components should be installed with an attempt to limit their visibility from the public and neighboring properties. The ARB shall have the 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 ARB pursuant to our Community Guidelines.
	3. Solar rooftop devices must be visually integrated with the architecture of the house regarding style, location, size and color and shall maintain the aesthetic nature of the existing structure as determined by the ARB.
	4. Solar Panels shall have non-reflective surfaces and be shall be dark in color, 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 roofing materials, including portions of underneath and/or abutting solar energy systems, shall be compliant with Community Guidelines, as determined by the ARB.
	5. The ARB shall not be responsible for the system design nor verification of the system’s compliance with any and all applicable governing regulations, requirements, standards and building codes. Wiring shall be installed in rigid conduit from roof area to inverter, disconnect and meter.
	6. The proposed system must comply with all requirements pertaining to structures on each property such as setbacks and easements.
	7. Any and all roof mounted fixtures, features, equipment and systems located on the roof shall be within the vertical wall line of the structure. If the roof overhang is minimal, additional distance between roof edge and solar device may be required.
	8. Solar panels shall be installed on the plane of the roof material and shall not extend above the ridge line of the roof. The solar panel array shall be a continuous unit without gaps. If the array is not aesthetically acceptable, the ARB may require an alternative configuration of the panels.
	9. Tracking platforms or mechanisms that allow the device to tilt seasonally, permanently or by time of day are not allowed.
	10. The solar panel array shall be roof mounted and integrated into the roof structure. Solar energy system yard arrays are not permitted. Panels shall be flush mounted with roof, and the panels shall have a maximum panel clearance (distance from the roof surface to the top surface of panel) of 6 inches. The panels shall be flat with no ridges and no curves.
	11. All plumbing, piping, electrical and utility lines for the solar energy system shall be internal and/or concealed from view. Any associated fixtures, devices, features, equipment and systems not located on the roof shall be located in accordance with setbacks and easements for the subject property and concealed from the neighboring properties’ view and not visible from the street. System inverts shall be installed on the same plane as the existing utility meter and the inverters, disconnect and meters shall not be visible from the street. Where appropriate, a fence or other screening of sufficient height may be required to aid in screening the solar energy system, as determined by ARB.
	12. 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 Homeowners Association (HOA). If the system becomes a visual and/or aesthetic nuisance, the HOA reserves the right to enforce any of its rights to insure homeowner compliance that may include, but not limited to, fines and/or removal and shall include remedying the area of the removed system to its original state of compliance as determined by ARB.
	13. If the homeowner allows installation of a solar system not approved by the ARB or installed not as approved by ARB, the ARB shall impose remedy or removal of such system at 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.
	14. The ARB Request submittal shall include the following:
		+ - Completed ARB Application.
			- Information relating to panel manufacturer, panel efficiency rating, panel color, panel frame color and material including photos of panel in frame.
			- Photo of the current roof material and color.
			- A color visualization and/or simulated image of the installation that includes the exact location and number of collectors. Construction drawing(s) to scale for the proposed installation. The exact location and number of collectors means of attachment to roof structure and location of all exterior components must be shown. Also, a site map showing the orientation of home in relation to other properties and streets is required.
			- The ARB reserves the right, prior to final approval, to seek nearby homeowner input on proposed plans. The homeowners most affected by the installation may be given the opportunity to review the plans and provide the ARB with their concerns, questions, or comment.

1. **Driveway Extensions**
2. Driveway extensions are only permitted between the exterior side of the driveway and property line, as shown in a diagram on Appendix B. Extension may not extend into the front yard of the home.
3. The combined driveway width may be no wider than 18 feet at any point and must meet setbacks required by the Town of Mt. Pleasant.
4. Modification to the section of the driveway within the street easement may require approval from the Town of Mt. Pleasant.
5. Parking cars on the lawn is not allowed.
6. **Trash Can Enclosures**
7. Trash Containers must be stored in a manner where they are not visible from the roadway or adjacent properties.
8. Enclosures to screen trash containers are encouraged.
9. Enclosures must be installed on the side of the home and approval for the proposed enclosure must be obtained from the ARB.
10. Material must be a pressure treated wood or white vinyl lattice or louvered panels.
11. The material may be left natural or painted White, Charleston Green, or Black. Wood material left natural in color must be sealed with a clear sealant to prevent the wood from weathering and/or turning gray. If there is an existing fence on the lot, the enclosure must be painted to match the existing fence color.
12. Landscape screening is also acceptable.
13. Trash cans must not be placed on the curb until the evening prior to trash day pick up, and must be removed the evening that the trash is collected.
14. Roofs
	1. A request to the ARB must be submitted prior to replacing a roof if the roof is either a different color or material than the original/existing asphalt or metal roof.

Application for ARB Consideration of a project can be found in Appendix A.

 If you would like to submit the form electronically, follow this link: <http://landingsrun.com/index.php/architectural-review-board/>

1. **EXISTING HOME MAINTENANCE**

**Exterior Home Maintenance**

* + - 1. All structures and improvements must be maintained to a level consistent with the Community-Wide Standards and the following conditions are not permitted:
* Accumulation of mold or mildew on the exterior siding – ideally houses will be pressure washed at least every other year to keep mold to a minumum.
* Chipping or excessive fading paint of any exterior surfaces including, but not limited to, shutters, siding, fencing, trim, etc.
* Accumulation of debris on roofs and in gutters.
* Excessive staining, damaged or cracked driveways. If a driveway has become black due to the elements, it must be pressure washed or cleaned to return it to a more natural shade of concrete in order to meet the community standard.
	+ - 1. **Porches/Front Entry**

Porches are not to be used for the general storage of boxes or otherwise unused items.

Exterior doors and shutters shall be well maintained and free of clutter.

* + - 1. **Mailboxes**

Mailboxes and posts will be maintained in good condition, standing straight with door intact. Mailboxes may have standard one inch reflective or metallic block numbers signifying the street address, but may not otherwise be decorated.

Except for the Christmas holidays, Mailboxes may not be adorned with decorative wraps, flower arrangements or other decorations.

The color of the actual mail box must be black or white.

Mailbox posts may be left natural, stained in a color resembling natural wood or painted white.

* + - 1. **Garage Doors**

Garage doors will be well-maintained to the community standard without broken sections or large dents.

Four panel garage doors are consistent with the neighborhood décor and will be used. Alterations from this style must be requested and approved by the ARB.

Garage doors must be closed while not in use.

**Miscellaneous Rules & Restrictions**

Window A/C units may not be installed where they are visible from the roadway.

Propane tanks, utility boxes, cables, and wires must be screened so they are not visible from the roadway. Plans for enclosures must be submitted to the ARBfor consideration and approval.

Holiday decorations, including Christmas lights must be removed within 15 days of the holiday. Christmas lights must be removed by January 15.

**APPENDIX A: ARB REQUEST FORM**



LANDINGS RUN HOMEOWNERS ASSOCIATION

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

PROPERTY OWNER (S)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CONTACT INFORMATION: PHONE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ E-MAIL \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DATE SUBMITTED \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TYPE OF REQUEST: \_\_\_\_ ADDITION \_\_\_\_\_ ALTERATION

PLEASE BE SPECIFIC IN YOUR DESCRIPTION OF THE PROPOSED CHANGE AND INCLUDE SUPPORTING DOCUMENTS/DRAWINGS/SURVEYS IF AVAILABLE:

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Please provide paint chips if proposing a change in paint colors, or blueprints for proposed changes in the appearance of your home from the main road.

PLEASE FILL OUT THIS FORM AND ATTACH A COPY TO AN E-MAIL SENT TO LANDINGSRUN@GMAIL.COM

**FOR HOA BOARD DECISION**

\_\_\_\_\_ APPROVED \_\_\_\_ NOT APPROVED

EXPLANATION: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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SIGNATURE(S):

*Send Applications to: Landings Run HOA*

*Mail: P.O Box 1943 Mt. Pleasant, SC 29465 or attach by*

*Email:* Landingsrun@gmail.com