

# THE FARM

A T B U C K W A L T E R

## **Amended and Restated Architectural Guidelines**

Updated: September 2022

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## **I. Community Objectives**

Aesthetic and ecological quality of The Farm at Buckwalter requires that all structures and landscaping be compatible with one another, and insofar as possible, be compatible with the natural surroundings. To achieve this goal, the following guidelines have been adopted and may from time to time be amended. Architectural controls governing new construction or additions and alterations at The Farm at Buckwalter are administered by an Architectural Review Committee (ARC) appointed by the Board of Directors of The Farm at Buckwalter Homeowners Association, Inc. The goal of this Board is to encourage construction or additions to homes of good architectural design, quality, and proper size, compatible with the area. Architectural style may vary consistent with maintaining a highly compatible appearance throughout The Farm at Buckwalter. Vivid color and radically different styles will not be permitted. All styles and exterior colors must be approved by the ARC. Homes should be planned, designed, and maintained with particular attention to design and aesthetic appearance of the exterior and the use of such materials as will, in the judgment of the ARC create an attractive and harmonious blend with the existing single-family and townhomes and the natural surroundings. The ARC may disapprove the construction, design, or modification of a home on purely aesthetic grounds, where, in the ARC's judgment, such disapproval is required to protect the continuity of design or values of the neighborhood and of other homeowners. Prior decisions or rules regarding matters of design or aesthetics will not be deemed to have set a precedent if the ARC feels that the repetition of such actions will have any adverse effect.

## **II. Purpose of Review**

The purpose of each review includes:

- A. Preventing excessive or unsightly grading, indiscriminating earth moving or clearing of property, removal of trees and vegetation which could cause disruption of natural water courses or scar natural landforms.
- B. Ensuring that the location and configuration of structures are visually harmonious with the terrain and vegetation of the residential lot, with surrounding residential lots and structures, and does not necessarily block scenic views from existing structures or tend to dominate any general development or natural landscape.
- C. Ensuring that the architectural design of structures and their material and colors are visually harmonious with The Farm at Buckwalter's overall appearance with natural landforms and native vegetation, and with development plans, officially approved by The Farm at Buckwalter Board of Directors and any governmental or public authority, if any, for the areas where the proposed structures are to be located.

- D. Ensuring the plans for landscaping provide visually pleasing settings for structures on the same lot and on adjoining or nearby lots, and blend harmoniously with the natural landscape and adjacent landscaping.
- E. Ensuring that any structure, building, or landscape complies with the provisions of the covenants.
- F. Promoting building design, construction techniques and landscaping designs that respond to energy consumption and environmental quality consideration such as heat loss, air emissions, and run-off water quality.
- G. Directing the architecture of The Farm at Buckwalter away from styles that dominate the landscape towards architecture that is harmonious with the landscape and therefore conforms to the objectives of the covenants.

The design guidelines include both specific requirements of the Declaration of Covenants for The Farm at Buckwalter and Provisions for The Farm at Buckwalter Homeowners Association and requirements derived from covenants so as to provide aesthetic harmony and compatibility with surrounding buildings, environment and topography.

### **III. Adoption of Rules**

The rules are adopted pursuant to provision of Section VI of the Declaration of Covenants for The Farm at Buckwalter and provisions for The Farm at Buckwalter Homeowners Association Community Wide Standards. These rules are enforced through a system of warnings, fines, and actions taken by The Farm at Buckwalter Homeowners Association Board of Directors and Association Management Company.

### **IV. 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 as needed to go over submissions. Use of the telephone and email may be utilized as well to achieve a majority vote on a project.
- B. All changes and/or amendments to this document will be ratified by the Board of Directors before being effective.

## **V. Submittal and Approval Procedure - General**

Architectural Guidelines and the Declaration of Covenants and Restrictions for The Farm at Buckwalter Homeowners Association require that all proposed new construction, additional construction, remodeling, improvements, fencing, landscaping, change, including exterior painting, and their improvement of private areas be approved by the ARC before work of any kind is begun.

Procedure will be as follows:

- A. Submittals: Drawings and specifications for any proposed new construction, additional construction, grading, remodeling, improvements, fencing, landscaping, change or other improvements as well as any Town or County permits, if required, will be submitted to the Association Management Company by filling out an ARC Submittal Form. There can be up to three (3) projects submitted on one application.
- B. Submit the request along with the required fee made payable to The Farm at Buckwalter. The ARC shall have a 30-day review period for all submittals per Article 7.3.6 of the Amended and Restated Covenants, Conditions and Restrictions for The Farm at Buckwalter (the "CC&Rs"). If the application is deemed to be deficient and additional information is required, the 30-day review period starts again upon receipt of the new information.
- C. After review has taken place, the homeowner will receive an email advising the status of their request. If approved, a Farm at Buckwalter approval letter will be issued and must be received by the applicant prior to commencement of said project.
- D. Applicant is responsible for obtaining any necessary permitting and prominently displaying it at the job site, covering with clear plastic to prevent fading and erosion.
- E. Any changes, additions or alterations after final approval has been given must be submitted and approved prior to any construction of these changes. Fines may be levied or permits revoked by the ARC for noncompliance.
- F. When work is complete, the homeowner must contact the Association Management Company to request a final inspection by the ARC.

## **VI. Submittal and Approval Procedure - New Build**

- A. Preliminary Design Submittals: Review of preliminary submittals by the ARC will be of an advisory nature; therefore, such submittals may consist of informal presentations. In order, however, that the ARC may give just consideration to the proposed work, it is recommended that preliminary submittals adequately

describe the site plans, floor plans, and exterior character of the proposed structure. Preliminary submittals will be in duplicate. Favorable review of "preliminary design submittals" by the Board neither implies nor guarantees acceptance of "final design submittal."

- B. Final Design Submittals: Final design submittal will constitute the only basis for conclusive action by the ARC and must adequately reflect to the ARC's true design quality of proposed work. The owner or his representative will present final design submittals to the Association Management Company at its approval meeting. Design of each home should consider size, shape and topography of the specific lot proposed for the building site. Final plans will be submitted in duplicate. Upon review of initial design plans, the owner or applicant will be notified in writing of the ARC's action within thirty (30) days.
- C. Exterior of the residence will be constructed in accordance with the plans as approved by the ARC. Fines may be levied or permits revoked by the ARC for noncompliance. Any exterior changes, after final plan approval by the ARC must be approved prior to any construction of those changes.
- D. All alterations requiring town and/or county permits must first obtain a provisional approval from the ARC. Final approval will be determined by ARC upon submitting the applicable permit.
- E. The appropriate utility companies shall provide underground connections to water, sanitary, sewer, storm, electricity, telephone, and internet, cable TV. The installation of all utilities to homes within The Farm at Buckwalter will be installed meeting specifications prescribed by the providing utility.

## **VII. Design Submittal Documentation Requirements**

The following items, as applicable to the scope of work, must be submitted to ensure expeditious issuance of a permit. Plans not in compliance with this listing will be deemed as not having adequate information and denied until further details have been submitted.

- A. The Farm at Buckwalter Architectural Review Application Form must be completed for preliminary / final approval of construction and improvements.
- B. Topographic Map: Surveyor certified / sealed topographic map of proposed building site based on an on-ground survey, at no more than one-foot (1') intervals, and lot corner and center spot elevations of the original grade.

- C. Tree Survey (if applicable): Pursuant to Section 6.14 of the CC&RC, an on-ground survey showing the location and type of trees over four inches (4") in diameter and measuring two (2') above existing grade, indicating trees to be removed. This drawing may be combined with the topographic map.
- D. Adjacent Homes: A to scale drawing showing the footprint of any adjacent homes and footprint of proposed home. This drawing will include major features on adjacent properties with twenty-five feet (25') of the property line including roads, paths, marshes, lagoons, swales, culverts, OCRM lines, decks, patios, driveways, pools, etc.
- E. Site Plan: Submissions require a plot plan with a sketch of the location of the requested item, addition, etc.
1. Scale -one inch (1") to ten feet (10')
  2. Legal description, lot number, phase and street address
  3. Building location on the proposed building site
    - a. Must include any detached buildings
    - b. Dimension in two places from lot line building foundation
  4. Existing Easements
  5. Building Setbacks
    - a. Each individual lot will be judged based on its own particular merits, vegetation, trees, views, and compatibility with adjacent properties. The ARC is prepared to make exceptions when necessary. Compliance with building setback requirements will be determined by measurements of the distance from property lines to the closest portion of the building foundation. The standards are as follows:
      - Front: twenty-five feet (25')
      - Side: five feet (5')
      - Rear: ten feet (10')(Lot lines not adjacent to front lot lines)
    - b. Setbacks for lots adjacent to environmentally sensitive areas (wetlands, marshes, rivers, and wildlife management areas) will be influenced by the presence of the OCRM Critical Line and/or the U.S. Army Corps of Engineers and may have a greater setback requirement than the distances stated above.
    - c. There is an easement along or around the entire perimeter of any river, creek, lagoon, marsh, or wetland. This easement is a non-exclusive easement for

ingress, egress, and access to the above-water bodies by The Farm at Buckwalter Homeowners Association for the purpose of maintenance and repair. Because these areas are an important aesthetic and functional resource of the development, any extensions of proposed improvements into the easement would require approval by the ARC.

d. Improvements other than landscaping are not permitted within easements. Landscaping permitted by the ARC, placed within an easement by a property owner shall be considered installed at risk. If a legitimate user of the easement (utility company or Homeowners Association) disrupts such landscaping and the legitimate user may not replace it.

6. Site of Building: Relation to street: Homes do not have to be placed square with the street or setback lines.

F. Landscaping plan:

1. Will be drawn on a copy of previously approved site plan and will show existing plants and trees and will indicate trees to be removed. Common name, size and mature size will identify new plants and trees. Building area shall not exceed 60% of the lot and a minimum of 30% of the lot shall be landscaped or in its natural state. The calculations of exact percentages are the responsibility of the landscape architect and will be clearly shown on the landscape plan.
2. A landscaping plan that fails to indicate grass as a predominant element will not be accepted.
3. A simple massing of plant materials is generally the most effective method of creating a successful planting scheme. Lawn areas are encouraged in open areas around homes where sunlight is available for a good portion of the day. Otherwise, wooded areas should be preserved and enhanced by the selective introduction of ground cover and edge plantings. Plant material, berms, fences and walls should also be incorporated in to the design of outdoor spaces for functional use such as to provide screening and privacy.
4. At driveway entrance, for reasons of safety, no planting which obstructs sight lines at driveway entrances (between two feet (2') and six feet (6)' above streets and roadways) shall be permitted.
5. In general, proposed plant material should be easily available, salt tolerant, unappetizing to deer, drought resistant and cold hardy.
6. One of the primary responsibilities of the ARC is to ensure that the community remains attractive and harmonious with the surrounding environment. Toward this end, the



degree of attention and sensitivity shown in the landscape treatment of each individual lot becomes very significant. The ARC encourages a highly maintained appearance, with areas of well-groomed lawn and shrubs. A condition of approval from the ARC to proceed with construction is the owner's agreement to implement the landscape plan submitted with the architectural drawings for the house. The intent of the landscape requirements is to enhance the building. Plans for any landscaping, grading, excavation or filling of lots must be approved by the ARC and conform to the guidelines.

7. Landscaping plans will be submitted at the same time as final house plans.

G. Color Board:

1. Include paint sample chips or chart showing exterior and trim colors.
2. Roofing material sample
3. Masonry or brick sample
4. Siding material sample
5. Shutter and door color sample
6. Approved material list and colors are shown in Exhibit D

H. Foundation Plan: stamped by registered engineer or architect.

I. Elevation Plan: shall include front, rear and both side elevations

J. Floor Plans: shall include plumbing, electrical and HVAC layouts

K. Structured Plans: must include sufficient detail to obtain a building permit from applicable governmental authority

L. Fence Plan (if applicable): must be drawn on a previously approved site plan

## **VIII. New Construction / Site Preparation**

At the time of final submittal, the builder will be required to put up a string line on the lot showing the placement and footprint of the proposed plan. It is not intended that any trees be cut down in accomplishing this requirement.

- A. Lot Perimeter: At the time of final design submittal the lot boundary, excluding the street side, will be fenced using an industry standard safety fence. The fence will remain in place for the duration of the project.
- B. Silt Fence: Prior to starting construction a silt fence as delineated on the site plan, downstream side of the lot, will be installed and maintained throughout construction and landscaping.
- C. Portable Chemical Toilet: Before starting construction, a portable chemical toilet will be in place and removed when construction is complete.
- D. Trash Container:
  - 1. Before construction, a trash container will be in place and must be removed when construction is complete. It will be the permit holder's responsibility to have a clean and orderly construction site at the conclusion of each day's activities.
  - 2. Neither dumping, nor burning, are permitted within The Farm at Buckwalter.

## **IX. Inspections**

- A. General: All construction work for which a permit is required will be subject to inspection by the ARC and town or county.
- B. Approved Set of Plans: The approved set of plans stamped and reviewed by the ARC must be on file with Association Management Company.
- C. Approval Required: No work will be done on any part of the building or structure beyond the point authorized in each successive inspection without first obtaining written approval of town or county. Such written approval will be given only after an inspection has been made of each successive step in the construction.
- D. Final Inspection:
  - 1. This inspection will be completed by the ARC and will ensure that the building is completed in accordance With approved plans and color and material samples. Landscaping is in place and house is ready for occupancy. Special attention will be given to surface water drainage, site cleanup, builder sign removal, and removal of waste materials on adjoining lots. This inspection will not be made until all prior inspections have been passed satisfactorily.
  - 2. Refundable deposits will be refunded within thirty (30) calendar days of an acceptable final inspection.

## **X. Existing Home Guidelines**

The primary purpose of the Declaration of Covenants and Restrictions for The Farm at Buckwalter and Provisions for The Farm at Buckwalter Homeowners Association and the Architectural Guidelines is to regulate the continuation of a community which is aesthetically pleasing and functionally convenient for all residents and visitors. These restrictions governing proposed homes, homes under construction and existing homes require every home in The Farm at Buckwalter to be maintained in a manner conforming to these guidelines.

The date of this document establishes the basis for grandfathered conditions. Property owners are not required to comply with changes such as fencing and accessory structure guidelines if existing conditions were previously approved in writing by the ARC.

Prior to the sale of a property, a closing inspection is required to ensure that existing guidelines are met. Closing inspections may be requested by contacting the Association Management Company.

- A. Repainting: A request for approval must be submitted to The Farm at Buckwalter Homeowners Association Management Company along with samples. When approved, the applicant will be notified in writing. Repainting may not take place until the approval letter has been issued.

Entry door(s) and exterior shutters must be painted the same color and shall match the established, pre-approved color palette as shown in Exhibit D.

- B. Improvements: No alteration, including painting or staining affecting the exterior appearance of any building, structure, or landscape shall be made without prior written approval of the ARC. A request for approval must be submitted to the Association Management Company, including a completed ARC Submittal Form for, and drawings necessary to define the proposed improvement, color samples, approved plat plan or survey, as well as a Town of Bluffton permit, as required. When approved, written notice of plan acceptance must be issued prior to commencement of any clearing, material delivery, or construction.

### 1. Shutters

- a. Exterior vinyl shutters must be of raised panel design and painted to match the entry door. Approved color samples are shown in Exhibit D.
- b. Hurricane/storm shutters such as plywood, MDF, galvanized steel, or aluminum, etc. may only be used when a storm is imminent. A storm is considered imminent when

a Tropical Storm or Hurricane Watch or Warning has been issued by the National Weather Service for the Beaufort County area.

- Storm shutters must be removed within seven (7) days of the watch/warning cancellation or date permitted to re-enter the community, whichever is longer.
  - No storm protection system shall be stored outside the house.
  - Permanently attached tracks and fasteners must be professionally installed and shall be painted to match the adjacent window trim or siding color.
  - Homes that are unoccupied for extended periods during the Atlantic hurricane season (June 1 -November 30) may use clear, Lexan, or polycarbonate shutters while the home is vacated. This type of system may also be utilized for second story applications throughout the hurricane season. In both cases, the Association Management Company must be notified, and written authorization must be provided prior to installation.
  - Permanently attached rolling, accordion, sliding, or similar hurricane shutter systems must be submitted for review and only installed after approval by the ARC.
2. Windows shall be non-tinted, Energy Star, single hung, white vinyl construction, with grids on street facing windows and approved by the ARC. Hurricane glass and frame assemblies, which eliminate the need for storm shutters, are recommended.
3. Storm/screen doors must be full view, white aluminum or vinyl, and approved by the ARC.
4. Roofing
- a. Repairs and patches shall match the existing roofing material, as close as possible and approved by the ARC.
  - b. Roof replacement shall utilize dimensional (architectural) asphalt shingles. Accent roofing over porches and other protrusions may be replaced with metal roofing material and approved by the ARC.
- Colors and configurations may be chosen from pre-approved samples as shown in Exhibit D.
  - Roof vents and other penetrations will blend with the roof. Low profile roof vents will be used.

- Chimney exteriors shall be siding construction. Prefabricated chimney flue caps shall be screened with a metal or other non-combustible material shroud for safety and ornamentation.
  - The installation of solar roofing shingle assemblies is subject to review by the ARC.
- c. The CC&R~~s~~ do not provide the ARC any different instructions or information on the architectural requirements, standards or guidelines for Townhomes which buildings are different in nature, size, shape, appearance, construction processes and material on exteriors than for single-family detached homes. For example, while there is only one roof on a Townhome building, there are several units/living space/residences under that one roof. Accordingly, as there are differences between single-family detached homes and Townhomes, with regard to roofing issues, the following additional guidelines apply to the Townhome roofs:
- Only one color and type of roofing material can be used on the townhome buildings and the roofing material/shingle product must be the same throughout the entire shingle roof. The approved type of material and color is shown in Exhibit D.
  - Repairs or patching to any portion of a townhome roof must join together with the remaining existing roof in a manner that is not only correct from a design and installation standpoint so that it does not create a leak or other defect, but the joiner of materials must also be aesthetically suitable.
  - Owners of the individual townhomes are encouraged to coordinate directly with each other regarding reroofing projects. If the roof area over one unit on a building fails and is deemed in need of replacement by three (3) qualified roofers, the failure of the entire townhome building roof is imminent and the roofing materials of the entire building should be replaced with the cost shared proportionately among all owners of the building. In such instance, the Association, Board, ARC and Management Company~~s~~ role with regard to coordination between and among the owners of all of the affected townhomes shall be limited to ARC~~s~~ review of an application for an entire building roof replacement; but an aggrieved owner shall have the right to pursue a nuisance claim against other townhome owners.
5. Exterior walls shall be faced with brick, clapboard style vinyl, Hardie Plank, or conventional stucco. Note: reconstruction or siding replacement projects are required to use the same color as original home construction; exceptions will be considered, but approval for use of an alternative color is not guaranteed, and is largely dependent on maintaining an appropriate mix of siding colors among adjacent, nearby homes. With

regard to townhomes, siding and trim replacement projects are required to use the same material, product and color as the original construction.

6. Solar Devices: The Farm at Buckwalter Home Owners' Association encourages the use of energy devices that are based on renewable resources. It is imperative that installation is in balance with community aesthetics and safety. ARC approval is required for all solar device installations.
  - a. Integrated solar device roofing material will require additional drawings, color samples, warranty information, and the manufacturer's brochure (including engineering requirements) prior to approval.
  - b. Roof-mounted solar devices shall be installed so as to minimize its exposure from the street without substantially affecting the use of the device or increasing the cost of the installation. The preferred location shall be on the back slope of the roof, below the peak, a minimum of 36" from any edge per IFC regulations, and mounted on the plane of the roof.
  - c. Material colors must match or blend with roofing color and electrical feeds shall be in a similar color conduit, with minimal exposure.
    - The device framing system shall be dark in color.
    - The panels will have a dark back sheet and anti-glare glass.
  - d. Appropriate town and county building permits will be required and engineering documentation may be necessary to conform to local wind/load requirements and installations must comply with all applicable codes and regulations. Structural bracing/support may be required, and installation shall be completed by a licensed contractor.
  - e. Wiring shall be installed through the roof, routed inside the house, or through the soffit nearest the home's electrical meter panel.
    - Connections to the inverter shall be encased in PVC conduit and painted to match the adjacent roof and siding color.
    - Inverters and disconnects shall be installed as close to the electrical meter panel as possible.

- f. Homemade devices are not permitted.
- g. In no case will a pole-mounted device be considered.

7. Antennas, Satellite Dishes, and Accessory Structures:

- a. Standard sized commercial satellite dishes\* designed for television reception may be erected and maintained on the property, provided any such device shall be screened so as not to be clearly visible from the street.
- b. Only one dish per unit/home is permitted.
- c. Other than "a." above, no television antenna, radio receiver, sender, or similar device shall be attached or installed on the exterior portion of the property within The Farm at Buckwalter.
- d. 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 Farm at Buckwalter. The playing of loud music within any family dwelling unit or from the balcony, patio, pool or deck thereof shall be considered a nuisance.

\*Dimensions in the Declaration of Covenants and Restrictions for The Farm do not take into consideration newer, high-definition commercial satellite dish dimensions.

8. Storage Sheds, Outbuildings, and Other Structures:

- a. Accessory structures such as storage sheds, gazebos/pergolas/sun-shade sails, play houses, dog houses, or dog runs are not permitted without specific written approval of the ARC. If approved, these structures must be well hidden.
- b. Yard and utility shed structures shall not exceed a six foot by eight-foot (6' x 8') footprint.
- c. Houses on lagoons shall place approved sheds or other structures against the back of the house.
- d. Accessory structure colors shall blend with the house exterior colors, be installed as close to the rear of the house as possible, within the property boundaries, and no closer than five feet (5') from the home owner's property line.

9. Landscaping: Every property owner is responsible for preventing the development of any such unclean, unsightly or unkempt condition of building or yards which shall reduce the beauty of the neighborhood as a whole or the specific area. In formal

landscaped areas, planting beds and lawn areas must be well maintained. In natural areas, weed growth must be controlled and bare earth is not permitted. In general, proposed plant material should be easily available, salt tolerant, unappetizing to deer, drought resistant, and cold hardy. It is the responsibility of the owner to ensure lot landscaping, including street right-of-way to edge of roadway pavement and to all property lines, is maintained. Any proposed changes or additions to hardscape including fences, fountains, lighting, game structures, drives, walks, landscape structures and statuary must be approved by the ARC.

10. Fences: Maximum fence height is six feet (6') above grade subject to the designs set forth below. Wooden or metal fences are not allowed. It is the property owner's responsibility to verify that fence installations are within the property boundaries and do not interfere with rights-of-way or easements. If disputes occur, the property owner that initiated the installation bears all responsibility for verification and immediate remedy, as required. The following types of fence are permitted with written approval from the ARC:
  - a. Thirty-six inch (36") or forty-eight inch (48") high white vinyl picket fence. (Picket fences are the only option for properties adjacent to lagoons.)
  - b. Sixty-inch (60") white vinyl lattice privacy fence that consists of a four-foot (4') solid panel section with a one-foot (1') lattice accent. Five foot (5') high fences shall be screened from street view by planting a minimum of five (5) gallon plants spaced six feet (6') to eight feet (8') apart as approved by the ARC.
  - c. Sixty-inch 60" solid white vinyl privacy fence. Five foot (5') high fences shall be screened from street view by planting a minimum of five (5) gallon plants spaced six feet (6') to eight feet (8') apart as approved by the ARC.
  - d. Seventy-two-inch (72") white vinyl lattice privacy fence that consists of five-foot (5') solid panel section with a one-foot (1') lattice accent. Six foot (6') high fences shall be screened from street view by planting a minimum of five (5) gallon plants spaced six feet (6') to eight feet (8') apart as approved by the ARC.
  - e. No seventy-two-inch (72") solid fence will be permitted.
  - f. In no case will any fence be allowed between the street and front of any home, block a right of way, or interfere with traffic or aesthetic site lines from public areas.
  - g. Deer fences and other wire fences are not acceptable. Property owners should understand that deer live in the area when planting their landscaping and use plants which will be less attractive to deer.



- h. Privacy Screening - Privacy fence screening plants shall be a minimum of five (5) gallons and provide a minimum of 50% height coverage at installation. These plants shall also be installed at a frequency of at least one plant per fence panel; additional plants encouraged.

Native plants that are deer resistant, drought tolerant, and winter hardy are also encouraged. The ARB reserves the right to require upgraded landscape if the property does not meet current guidelines.

Suggested plant types:

- Sweet Viburnum
- Fragrant Tea Olive
- Sunshine Ligustrum
- Wax Leaf Ligustrum
- Jack Frost Ligustrum
- Ruby Loropetalum

11. Shrubs/bushes, lawns, and planting beds: In order to maintain an attractive and environmentally harmonious community, the degree of attention and sensitivity shown in the landscape treatment of each individual lot is significant and a properly maintained appearance, including well-groomed areas of lawn and shrubs, is encouraged. It is the responsibility of the owner to ensure lot landscaping, including street right-of-way to edge of roadway pavement and to all property lines, is maintained.

- a. Lawns shall be well maintained and free of leaf debris, with minimal weeds and dense coverage. Routine landscape maintenance is required. The dominant feature of individual front yards shall be grass. However, only in areas where tree canopy creates too much shade, or tree roots prohibit grass from growing adequately, an alternative landscape plan must be developed. This may include, for example, a ground cover such as Asian jasmine, ivy, ornamental grasses, etc. Covering an entire front yard with mulch, pine straw, rocks or gravel is unacceptable and strictly prohibited.
- b. Planting beds should be weed free, well edged and clearly defined. Use of pine straw, bark, other mulch, or stone is recommended.
- c. Walks and driveways will be kept clear of sand, leaf debris, and litter. Sidewalk trip hazards should be reported to the Association Management Company for correction.
- d. All shrubs shall be well maintained and periodically trimmed to the appropriate height for its species and placement on the lot.

No planting which obstructs sight lines at driveways shall be permitted.

Reflectors are not permitted.

12. Deciduous and evergreen trees shall be well maintained, with dead branches promptly removed and may be pruned as specimens or allowed to grow to their natural height. Large trees should be routinely thinned to reduce wind damage. Palms shall be cleared of dead fronds annually and may be allowed to grow to their natural height, regardless of location on a lot. In no case may a tree, palm, shrub, or other planting inhibit clear passage along sidewalks, rights-of-way between town homes, or other pathways throughout community. Tree branches over sidewalks shall be pruned clear to a minimum height of seven feet (7'), and shrubs and palm fronds shall be trimmed to a minimum of one foot (1') from either side of sidewalks and paths. Trimming of trees does not require ARC approval. Removal of trees requires ARC approval and in most instances a Town of Bluffton permit.
  
13. Fire Pits and Outdoor Fireplaces: "Recreational fire" is allowed within the parameters set both below and in accordance with the Town of Bluffton's Ordinance on Open Burning. Gas lines for gas-operated fire pits or outdoor fireplaces require a building permit from the Town of Bluffton.  
[https://library.municode.com/sc/bluffton/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH\\_14FIPR\\_ARTVOPBU](https://library.municode.com/sc/bluffton/codes/code_of_ordinances?nodeId=COOR_CH_14FIPR_ARTVOPBU)

Recreational fires are subject to the following:

- Must be located in rear yard of the homeowner's property.
  - Not permissible on common area/community property.
  - Only allowed between the hours of 9:00am and Midnight, if conditions permit, pursuant to the Fire Chief's discretion.
  - Fires shall not be conducted within 25 feet of any structure, fencing, trees, shrubbery, overhanging limbs or combustible material.
  - It is unlawful to leave any outdoor fire unattended.
  - Only fireplace logs, charcoal or other dry, non-treated wood may be burned.
- a. Fire Pits & Outdoor Fireplaces:
- Both require ARC application and written approval and are subject to Town of Bluffton Permit as noted.
  - Fire Pits not to exceed forty-eight inches (48") in diameter and twenty-four inches (24") in height.
  - Fire pits must have a concrete, stone, paver, or other non-combustible material forming an apron completely around the pit area to prohibit flames from spreading to adjacent combustible areas/materials.
  - Outdoor Fireplace construction must meet all building codes for structural integrity.

- b. Small Mobile Fire Pit: Fire pit that is not more than twenty-eight inches (28+) in diameter does not require an ARC application or approval, BUT is still subject to the limitations and restrictions stated above.

C. Mailboxes and Signage: The use of any sign, including those for the purpose of identification, renting, or selling of a property, is prohibited with the exception of a small security sign permitted only with written approval by the ARC.

Homes shall be identified only by the house identification number, clearly visible from the street on the top trim/border panel of the garage. If the home does not have a garage, it is required to be near the front entrance to the home and clearly visible from the street. Property owner names and house names shall not be placed on the front of the home or on signs placed on lots. House numbers may not be painted on the curb.

The approved mailbox design for The Farm at Buckwalter residences is shown in Exhibit B of these guidelines.

1. Mailboxes shall be readily accessible, trimmed clear of vegetation, and fully operational at all times.
2. Individual house numbers will be clearly displayed on the mailbox door only. Numbers shall not be displayed on the post.
3. The entire mailbox assembly shall be kept clean and be repainted or repaired as necessary.

D. Garages & Driveways

1. Carports are not permitted.
2. Garage doors are to be the overhead type of raised panel design and white in color. They may contain a top row of window panels.
3. It is required that a minimum of two off-street parking spaces be provided on an approved surface.
4. Car Covers, not tarps, are allowed on vehicles, but they must be beige, brown, black or gray in color.
5. Any driveway expansion requires ARC approval.

6. The only material approved for driveway expansion is concrete in a matching color to the existing driveway. An expansion request exceeding six feet (6') total width will be not be considered.
  7. Driveway expansion is considered on a case-by-case basis by the ARC as conditions permit, as determined by lot size and configuration, adherence to landscaping guidelines, placement of utilities, easements, etc.
- E. Decks, Terraces and Patios: Decks, terraces, and patios should be designed as an "extension of the architecture" of the main structure using compatible materials subject to landscaping requirements for each lot and are subject to ARC approval.
- F. Propane tanks must be located within the setback line, and meet the requirements of the NFPA Document 58 administered by the Office of the South Carolina Fire Marshall, as well as the Uniform Mechanical Code (UMC), and must be screened with materials approved by the ARC.
- G. Square Footage of Interior Heated and Cooled Space, Excluding Garages
1. Single story homes shall have a minimum of 1,200 square feet of enclosed dwelling.
  2. Foundation Plan
    - a. All foundations will be designed by a registered engineer or architect.
    - b. Due to FEMA flood elevation requirements, a substantial foundation may be required. No more than five feet (5') of foundation should be exposed around a home as measured from the bottom of the floor joists. High foundation walls will require careful treatment to help reduce their apparent height and massiveness. Louvered or lattice openings in a foundation wall are a preferred alternative. (If lattice is used for openings, a maximum of 3% void is required in order that the crawl space not be visible from the outside.)
    - c. Finished floor level will not be less than ten feet (10') above finished grade.
- H. Elevation:
1. Will include front, rear and both side elevations.
  2. Exterior wall surfaces should be brick, wood, clapboard style vinyl, Hardie Plank or conventional stucco. Siding materials must be approved by the ARC using approved color samples are shown in Exhibit D.

3. Windows: Various styles and functions of windows are encouraged. Large areas of glass facing the street without division are discouraged.

4. All exterior vertical wood or wood siding including stairs will be painted or stained except redwood or other approved woods. All handrails and balusters on decks, exterior stairs porches, etc. will be painted.

I. Building Height:

1. Single family residences must conform to Federal Flood Zone regulations for minimum finished floor elevation established by Federal Emergency Management Agency (FEMA).

2. The building height of residential homes shall not exceed thirty-five feet (35') above the finished grade at the building line. The finished first floor level shall not exceed five feet (5') above the minimum FEMA based flood elevation or natural grade, whichever is greater. The third story of a three-story home shall be located within the attic area of the first two floors.

J. Roofs:

1. Approved architectural roofing colors and materials are shown in Exhibit D. Configurations that do not call attention to the roof should be chosen. Exaggerated roof slopes (both high and low) should be avoided.

2. Roof vents and other penetration will blend with the roof.

3. Low profile roof ventilators will be used.

4. Chimney exteriors shall be of masonry stucco or siding construction. Prefabricated chimney flue caps shall be screened with a metal or other non-combustible material shroud for safety and ornamentation.

5. Integrated solar device roofing material will require additional drawings, color samples, warranty information, and the manufacturer's brochure (including engineering requirements) prior to ARC approval.

K. Floor Plans:

1. Will include plumbing, electrical and HVAC layouts.

2. House will be pre-wired for telephone, cable television.

L. Structural Plans: Will provide sufficient detail to obtain a building permit.

1. All construction, including landscaping, in street right-of-way must be approved by the ARC on behalf of The Farm at Buckwalter Homeowners Association. It is the responsibility of the homeowner to ensure lot landscaping includes street right-of-way to edge of pavement and to all property lines.
2. Tree Protection
  - a. Pursuant to Section 6.14 of the CC&Rs, no tree with a trunk diameter measuring four inches (4") or more at a distance of two feet (2') above ground level (DBH) shall be removed, or effectively removed through damage, without written approval by the ARC.
  - b. The ARC may designate specific trees, which must be protected through the clearing and construction phases with barriers erected at least six feet (6') from the trunk of trees.
  - c. The ARC may require replacement of any tree approved for removal. The type, size and number of replacements will be at the ARC discretion.
  - d. Unauthorized tree removal is subject to immediate fine and required mitigation.
3. Walks, retaining walls, or other hardscape improvements will be identified by material and dimensions, including height above finished grade.
4. Exposed foundation walls on street-facing facade will be planted with a minimum of five gallon plants spaced to cover exposed wall in a maximum of two (2) years.
5. All landscape improvements and sodded areas will be covered by an irrigation system.
6. Silt fences elsewhere required by these guidelines will remain in place and be property maintained until the landscape inspection has been successfully completed.
7. Landscape Accessory Structures
  - a. Accessory structures such as storage sheds, gazebos/pergolas/sun-shade sails, playhouses, treehouses, doghouses, or dog runs are not permitted without specific written approval of the ARC. If approved, these structures must be well hidden.
  - b. All playground equipment, including basketball nets and trampolines, shall be placed only with approval by the ARC.
  - c. No exposed clotheslines shall be permitted.

8. Swimming Pools

- a. Pool equipment shall be placed inside a privacy fenced yard.
- b. Top of pool construction may not be over two feet (2') above existing grade unless integrated into terraced construction and with ARC approval.
- c. Backwash is not permitted to be discharged into the sanitary sewer system, storm water or sewer system, and must be contained on the lot.

9. Mailboxes

House numbers will be part of the approved mailbox assembly on the door only. Mailbox information can be found on Exhibit B of this document and pricing/vendor options can be found on the website.

M. Fence Plan:

1. Fence plan will be drawn on a previously approved as-built site plan.
2. Plan will show elevation of one section of fence.

N. Grading and Drainage:

1. Grading and drainage shall be designed to ensure no storm water or roof water runoff directed toward adjacent home sites or directly into marsh areas. Runoff should be directed into swales.
2. In general, the areas of the lot that may be filled are limited to the area immediately under and around the house and adjacent driveway area. This area should transition down to existing grade as soon as possible once beyond the building line. It should be anticipated that natural low-lying areas will be preserved and that these low areas might retain water for several days following heavy rainfall.
3. Cuts and fills should be designed to complement the natural topography. Grading should produce graceful contours, not sharp angles. Provide smooth transitions at the head and toe of the slope.

O. Additional Standards: See Exhibit C for a synopsis of The Farm at Buckwalter Community Wide Standards

1. Exterior Lighting:

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

- b. Night lighting should be directed downward and confined to drives, paths, and steps for safe pedestrian movement.
- c. Lighting sources used to accent vegetation should be subtle, subdued, and hidden from view.

## **XI. Fees**

- A. A non-refundable fee is required for each Architectural Review Application Form submission. The fee amount(s) shall be determined by the ARC and may change depending on administrative need (see architectural application for amount).
- B. New construction deposits (if applicable) will be determined by the square footage of the construction. This refundable deposit, payable to The Farm at Buckwalter Homeowners Association by the Builder, may be held on deposit until:
  - 1. Construction is in full and complete compliance with those plans approved by the ARC. Non-compliance with approved plans can result in the ARC remedying the non-compliance and levying a lien upon the land and improvements until reimbursed for its expenses.
  - 2. Any effect to adjacent lots, street, common area or public utilities which may include cable television, internet, and telephone lines, shall be resolved.
  - 3. Trash, building materials, contractor equipment or temporary buildings have been removed from the lot, or adjacent lots.
  - 4. The residence is complete.

## **XII. Fines**

Fines shall be imposed by the ARC, according to the fine schedule, for the following reasons:

- A. Approved architectural project was not done according to the plan and no written notice was submitted seeking approval for any alteration to the approved project.
- B. Any exterior improvement, alteration, addition or erection whatsoever, commenced or placed upon any Lot without prior approval from the ARC.

Each ten (10) day period of continued non-compliance shall be considered a separate incident and violation and fined accordingly.

Fines will be deducted from the refundable deposits, billed for immediate payment, or attached as property liens.



### **XIII. Disclaimer**

The foregoing rules have been adopted to assist the ARC in exercising its powers and performing its duties pursuant to the Declaration of Covenants for The Farm at Buckwalter and Provisions for The Farm at Buckwalter Homeowners Association. Compliance with these rules is not intended to guarantee that the proposed improvements will satisfy all the requirements of the Amended Master Declaration, or that the proposed improvements will be structurally sound, or that they will comply with any applicable building code, or that they will be free from damage from wind, rain, flood, or that they will not encroach on easements or property lines, or that they will not divert surface water in a manner not allowed by law.

In giving any approval, the ARC finds only that the improvements are satisfactory to it. Approval of the ARC is not an opinion, approval, warranty, or representation by it as to any of the matters mentioned in the foregoing paragraph.

### **XIV. Attachments**

Exhibit A: The Farm at Buckwalter Homeowners Association Architectural Review Committee Submittal Form

Exhibit B: Approved Mailbox Design

Exhibit C: Community Wide Standards of The Farm at Buckwalter

Exhibit D: Approved Color Board/Material Lists

The Farm Homeowners' Association  
Architectural Review Committee  
Submittal Form

Owner(s) of Record: \_\_\_\_\_

Property address in the Farm: \_\_\_\_\_

Phone (H): \_\_\_\_\_ Phone (W): \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail address: \_\_\_\_\_

- Initial Submittal
  - Re-Submittal after Disapproval
  - Re-submittal with Additional Information
  - Paid \$35 for up to three (3) projects submitted on same date
- Ck # \_\_\_\_\_

List only **ONE** project per cover letter. Please make check or money order payable to The Farm and mail to the address below. **This form must be submitted and work approved for ANY changes made to the outside of your property BEFORE work can begin.** Please provide a brief description of proposed changes or additions to your home or landscaping, and attach all plans (site plan, building plans, elevation plans, set back lines, required permits, etc.), specifications (type of material to be used, color, etc.), and any other material that will assist the ARC in making its decision. If additional space is required, please add additional pages - in a professional manner. ***Please note, the HOA account associated with the home must be current and in good standing in order to be eligible to submit an ARC application. All applications must be submitted by the owner of record. The ARC shall have a 30-day review period for all submittals pursuant to Section 7.3.6 of the CC&R's. If the information is incomplete, the application shall be put ON HOLD. The 30-day review process starts over once all required information is received. If the required information is not received within 30 days of being put ON HOLD, the application will be declined. The application can be resubmitted once all required materials are included.***

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Submitted by: \_\_\_\_\_

Est. Completion Date: \_\_\_\_\_

**Send Request to:**  
**The Farm at Buckwalter, HOA**  
**c/o IMC Resort Services, Inc.**  
**2 Corpus Christi, Ste 302**  
**Hilton Head Island, SC 29928**  
**Fax: 843-815-4174**

Date Submitted: \_\_\_\_\_

Date Received: \_\_\_\_\_

## **BUILDING CODES**

Any structures that are going to be built must go through Beaufort County Zoning board to obtain a permit. The owner of the property must have 3 copies of their plat. These copies must be to scale, and there is a \$25.00 charge. They will also need a copy of the contractor's license (both state & county). This can only be done in Beaufort; the Bluffton office can not process these requests. They will also need drawings and specifications of the work to be done. All work must meet Beaufort County's building codes.

Installing a new driveway generally does not need a permit from the county. The only time a permit is needed is if:

- TREES MUST BE CLEARED FOR THE INSTALLATION OF THE DRIVEWAY
- IF THE DRIVEWAY WILL ACCESS A COUNTY ROAD

**Even though a county permit is not needed for this, you will still need an approval from the ARC committee.**

## **UTILITIES**

### **Water: BJWSA**

No construction can be placed over water meter/water main. Example: A homeowner wants to widen their driveway, but the water meter sits next to the existing driveway. The homeowner **MUST** call BJWSA customer Service to schedule to have someone come out for relocation of the water meter/water main. This is done at the customers' expense.

### **Electric: SCE&G/Palmetto Electric**

No construction can be done around a transformer, unless it meets SCE&G/Palmetto Electric specifications which are:

- NOTHING CAN BE PLACED 3FT FROM THE SIDES OF A TRANSFORMER
- NOTHING CAN BE PLACED 12FT FROM THE FRONT OF THE TRANSFORMER

To identify the front of the transformer, there will be a lock on the front of the transformer.

**NOTE:** The utility companies signed contracts with the Developers that give them the right of way for all properties.

In the case that a homeowner has impeded access to their equipment, they have the right to remove whatever has been placed in their right of way at the owner's expense.

**ALSO,** the homeowner is responsible to pay for any damage to their equipment that may have been caused by the homeowner, tenant or guest's actions.

## **DIGGING**

**WARNING:** It is a state law that customers call to have all utilities located on their property before any digging is done on the property. If this is not done, and utility service is damaged, the homeowner will be subject to fines and the cost of repairing the utility service. Call 811 for this service, there is no cost for this.

# The Farm at Buckwalter

## Mailbox Requirements

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- **White wooden post**
- **Black mailbox**
- **Mailbox door contains house number**
- **Newspaper holder is to be below the mailbox and painted black inside**
- **Wooden bracket to be placed below newspaper holder**
- **Farm Logo is to be placed on the post directly above the mailbox as pictured**

*If any repairs or new parts are needed, we have compiled a few companies pricing for the Association. Please note that we do not endorse or recommend any specific vendor and this is solely for the homeowner's convenience.*



# THE FARM

A T B U C K W A L T E R

## Community Wide Standards Adopted September 2022

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Welcome to The Farm at Buckwalter!

We hope your home ownership or rental experience within our community is a pleasant one. We value our community very much and therefore have created a brief overview of community standards.

1. **ALL** rental agreements are for not less than a minimum of six months. Any short-term rentals of less than six months or any types of vacation rentals are not allowed. Copies of the tenant's lease agreement, including the names of all occupants, must be on file with the management company. Fines exceeding \$650 on a rental property will result in the Owner's account being sent to collections and a lien placed on the property. This property will also be subject to the tenant's eviction. The homeowner is responsible for all costs associated with enforcing this requirement.
2. Amenities such as swimming pool, clubhouse, playgrounds, etc. are for the exclusive use of homeowners / homeowner guests and renters (including listed occupants with a lease on file). Homeowners not current in their HOA dues, outstanding fines, etc., as well as the homeowner's guests, renters and occupants, are prohibited from using the amenities. All amenities are to be closed at dusk unless otherwise posted or exclusively renting the clubhouse which is subject to the terms of the rental contract.
3. Pursuant to Section 6.3 of the CC&R's, no commercial business shall be operated or conducted inside The Farm. Further, no business shall be operated or conducted within the amenities provided to include, but not limited to, the playground, clubhouse, pool and parking lots.
4. **Overflow Parking** - All property owners and renters (with valid vehicle registration and lease) in The Farm at Buckwalter must register their vehicles with the management company to receive a valid decal to use overflow parking. The decal will be permanently affixed on the driver's side of the windshield by management and will allow residents **with a valid decal** to park in the designated overflow areas. Vehicles not displaying a proper decal will be removed at owner's expense without warning.

A maximum of 72 consecutive hours only is permitted to park any vehicle in one of the four Farm overflow lots at any time. Vehicle cannot rotate between lots.

5. **Street Parking** - **There is no street parking** on any roadway. Security will place a sticker on any vehicle found to be parked in the street. If they continue, Security will contact management so that a fine can be levied. If after the warning and fine the vehicle is found to be parked in the street again it will be towed at owner's expense. Vehicles are to be kept in your driveway, garage or in the designated overflow areas with proper resident decal and subject to time limitations.
  6. Parking on the grass is strictly PROHIBITED. Violators will be subject to tow at owner's expense. Vehicular parking outside of permitted parking areas (garages, driveways, designated parking spaces, overflow lots) is prohibited. Violators will be subject to tow at owner's expense.
- 

*This information is a simple synopsis of the expected lifestyle at The Farm at Buckwalter.  
Please refer to the CC&R's and Architectural Guidelines for complete information.*

7. Boats will be allowed within the driveway for a maximum of 8 consecutive hours. All boats must be attached to a vehicle hitch while not in the garage. No boats, boat trailers, campers, utility trailer of any kind may be permitted on the property unless garaged by the owner.
8. **Commercial Vehicles** – No commercial vehicle is allowed in any of the overflow parking lots. It may be kept in the homeowner's driveway or garage, but must be of a size that would fit in a standard garage and is kept in a clean, well-maintained, orderly fashion so as not to be unsightly. Larger commercial vehicles (tractor trailer, lift bucket, etc.) are prohibited on property.

Commercial vehicles are defined as any of the following:

- has a commercial license plate;
- any vehicle with tonnage in excess of one (1) ton that may or may not have advertising signage;
- is owned by a company or corporation;
- has commercial or advertising signage;
- is designated, used or maintained primarily for the transportation of property incident to a business;
- is used for the purpose of transporting persons for hire;
- has ladder or other equipment racks.

Moving trucks/vans or POD storage units may be parked in the homeowner's driveway for a maximum of five (5) consecutive days. Notice to the management company is required before it arrives.

9. All street traffic signs must be obeyed. The speed limit within The Farm at Buckwalter is 20 MPH and 10 MPH within Gardners Circle and Gardners Lane. State tickets will be issued to violators of any posted traffic sign within the community.
10. **Golf Carts** – Pursuant to South Carolina Law, golf carts may be driven on the street of the community only by licensed drivers 16 years of age or older. That means that it is illegal for young children or unlicensed drivers to drive a golf cart, even if you are seated next to the child; they still cannot drive. Golf carts must be insured, permitted, and registered with SCDMV. In South Carolina, you can only drive a golf cart during DAYLIGHT hours and within four (4) miles of your home. Golf carts are subject to the same laws as normal motor vehicles on the road. Carts are to be stored in the homeowner's garage when not in use.
11. **Community Code of Conduct** – The following outlines the Code of Conduct that shall be adhered to within the community. Failure to do so will result in disciplinary action to include fines and/or suspension of privileges. All comments and complaints shall be directed to the management company in writing.
  - Homeowners are responsible for the behavior of their occupants, renters and guests. Occupants, renters and guests will be held to the same standard of conduct as set forth for homeowners as outlined in governing documents.
  - Homeowners will be held financially responsible for any damage to Association property caused by the homeowner, and/or the homeowners' occupants, renters or guests.
  - Homeowners, occupants, renters and guests shall conduct themselves so as not to jeopardize or interfere with the safety, rights and privileges of others.
  - Homeowners, occupants, renters and guests shall refrain from loud, profane or indecent language, racial slurs or derogatory remarks and shall not accost another individual.
  - Homeowners shall not interfere verbally, physically or via email with management of the Association by any Association Director, management company, contractor or vendor.

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*This information is a simple synopsis of the expected lifestyle at The Farm at Buckwalter.  
Please refer to the governing documents for complete information.*

- Offensive, vulgar or threatening language shall not be permitted at any Association Meeting nor directed toward the Association's Management Agent.
- Homeowners, occupants, renters and guests are prohibited from profiting financially, or by any other means, using the Association facilities.
- Upon review of any submitted written complaint, the Board of Directors' determination and judgment shall be final and binding.

**12. Landscaping & Maintenance** – No weeds, underbrush or other unsightly vegetation shall be permitted. The following requirements shall be maintained by all homeowners, including the area to the roadway, on a regular basis:

- a) Lawn to be kept mowed, edged and free of weeds. During growing season grass should not exceed 5".
- b) All plant beds weeded and defined.
- c) Fresh ground cover, i.e., mulch or pine straw added as needed.
- d) All trees, bushes and shrubs pruned.
- e) All leaves must be raked and removed from the property. No leaves or debris may be blown into the street or drainage areas.
- f) No storage of any miscellaneous items on the sides, front or driveway of home is permitted.
- g) Power washing of home, driveway and fencing should be done whenever there are signs of mold, mildew or staining.

**If the same violation(s) are found at any time within a 6-month period of the initial notice, no further courtesy notices will be issued and the violation(s) will result in a fine.**

**13.** All exterior alterations/changes/additions must have **ARB written approval** prior to beginning a project, including, but not limited to:

- a) Repainting of house, doors and shutters
- b) Replacement or addition to house exterior and/or façade (siding, brick, etc.)
- c) Replacement or addition of windows, exterior doors, garage doors
- d) Roof repair or replacement
- e) Changes to driveway, patios and walkways
- f) Satellite dishes (locations)
- g) Adding on or enclosing a deck
- h) Sheds
- i) Addition of exterior trim/adornments
- j) Significant landscaping revisions
- k) Fencing (addition/change)

**ARC applications can only be submitted by the Owner of Record. Owner's account must also be in good standing. ARC projects commenced without properly completed and submitted ARC application and receipt of written approval will be fined accordingly.**

#### **14. Pets**

- a) Pets **MUST** be kept on a leash when outside the confinement of your property.
- b) Persons walking dogs other than on their own property **MUST** have in their possession, and **MUST** use, a means to clean up and dispose of excrement in a sanitary manner.
- c) Residents shall adhere to the Beaufort County Animal Code and The Farm Covenants animal code. Any violation of either will be deemed a violation of the Animal Regulations and fines for such will be imposed.

- 15. Lagoon Fishing** – Fishing in lagoons is permitted by homeowners and their guests on a catch and release basis only. Pursuant to South Carolina Law, at no time is anyone allowed to harass lagoon wildlife, particularly alligators. Violators are subject to fines and jail time. Lagoon access is from common areas only. Private property is directly adjacent to these common areas, so be mindful not to encroach on your neighbor's property while accessing lagoons or fishing. No vehicle parking is allowed on the grass/street to access lagoons.
- 16. Trash cans** – Trash receptacles can be placed curbside the night before pickup but **MUST** be removed and stored out of view by the day's end of the scheduled pickup.
- 17. Mailbox Repairs** – All residents need to assess the condition of their mailboxes including the newspaper holder and post and arrange to have them repaired, cleaned and/or re-painted. No ARC application needed.
- 18. Community Meetings** – The recording (audio, video, live streaming) of any community meeting is strictly prohibited. Recording of any meeting without consent of all participants to the recording could be in violation of the criminal laws of the state of South Carolina and therefore are restricted within The Farm.

Compliance with The Farm at Buckwalter's Covenants, Conditions and Restrictions, By-Laws, ARC Guidelines, Pool Rules and Regulations, Policy for Homeowners Participation at Meetings and Community Wide Standards is a responsibility of all homeowners. Owners are also responsible for violations by their guests and tenants.

Please visit [www.imchhi.com/the-farm-at-buckwalter](http://www.imchhi.com/the-farm-at-buckwalter) for a copy of the full printout of your governing documents. Please also be sure to check message boards for any updates or changes.

The Farm Board of Directors



**THE FARM AT BUCKWALTER**

**APPROVED ROOFING COLORS FOR SINGLE FAMILY HOMES**

**LANDMARK SERIES ASPHALT SHINGLES\***



**Driftwood**

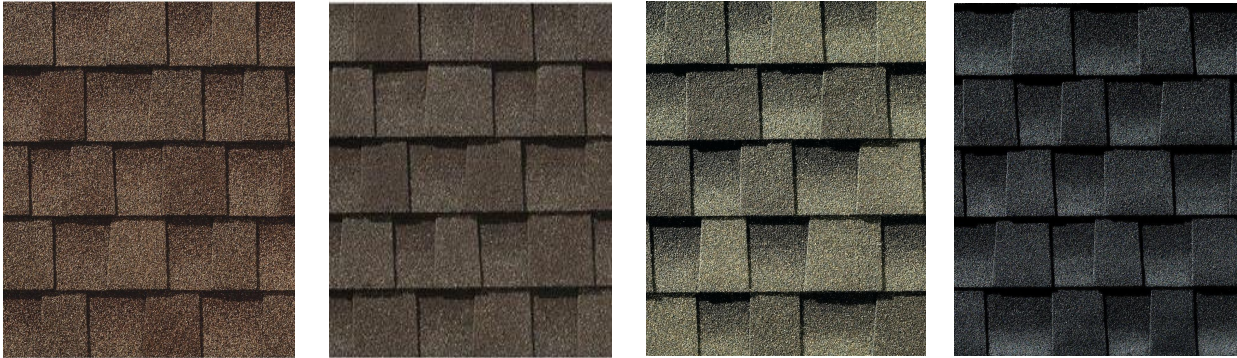
**Weathered Wood**

**Georgetown Gray**

**Colonial Slate**

**Charcoal Black**

**TIMBERLINE SERIES ASPHALT SHINGLES\***



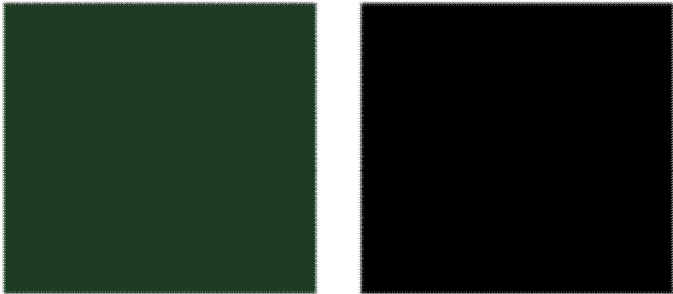
**Barkwood**

**Weathered Wood**

**Mission Brown**

**Charcoal**

**PREMIER METALS ACCENT METAL ROOFING\* (for porch/entry only, NOT approved for entire roof)**



**HARTFORD GREEN**

**MATTE BLACK**

\*May use different manufacturer, but must match these colors. All subject to ARC application and approval process.

**THE FARM AT BUCKWALTER**  
**APPROVED DOOR & SHUTTER COLORS**  
**FOR SINGLE FAMILY HOMES**

SW 2847 <b>Roycroft Bottle Green</b>	SW 2802 <b>Rookwood Red</b>
SW 2835 <b>Craftsman Brown</b>	SW 9177 <b>Salty Dog</b> Locator Number: 253-C2
SW 7630 <b>Raisin</b> Locator Number: 252-C3	SW 6258 <b>Tricorn Black</b> Locator Number: 251-C1
SW 6249 <b>Storm Cloud</b> Locator Number: 225-C5	SW 6247 <b>Krypton</b> Locator Number: 225-C2

**Door & Shutter color must be the same.** It is suggested to use Satin or Semi-Gloss paint for best appearance and durability. These are Sherwin Williams color samples, but paint can be purchased from anywhere as long as it matches the approved colors.

Please note that colors can differ on computer screens/printers so it is suggested to get an actual paint chip before deciding on and submitting to the ARC.

**THE FARM AT BUCKWALTER**  
**APPROVED SIDING, PAINT & BRICK FAÇADE COLORS**  
**FOR SINGLE FAMILY HOMES\***

**COLORS FOR SIDING & PAINT (FOR STUCCO FAÇADES) —**

The homeowner will choose the siding or paint manufacturer, but color must match the samples below from Sherwin Williams. Colors can differ on computer screens /printers so it is suggested to get an actual paint chip before deciding on and submitting to the ARC.

SW 7005 <b>Pure White</b> Locator Number: 255-C1	SW 6673 <b>Banana Cream</b> Locator Number: 133-C1
SW 6112 <b>Biscuit</b> Locator Number: 265-C3	SW 7549 <b>Studio Taupe</b> Locator Number: 284-C5
SW 6002 <b>Essential Gray</b> Locator Number: 240-C2	SW 7670 <b>Gray Shingle</b> Locator Number: 282-C6

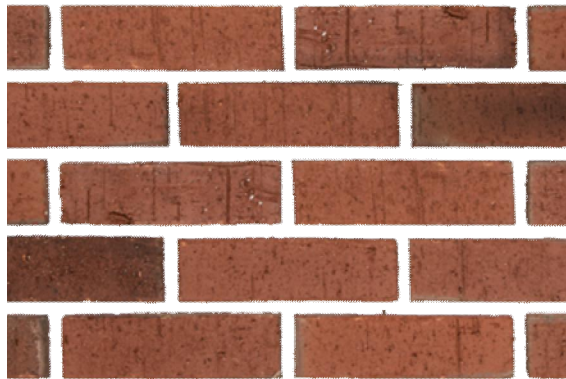
**TRIM PAINT**

ALL trim paint is to be **WHITE**.

- Note: reconstruction or siding/paint replacement projects are required to use the same color as original home construction; exceptions will be considered, but approval for use of an alternative color is not guaranteed, and is largely dependent on maintaining an appropriate mix of siding/paint colors among adjacent, nearby homes as D.R. Horton required. All subject to ARC application and approval process.

**BRICK (FACADE ONLY)** —

Samples of brick colors used within The Farm. Submittal to ARC of proposed sample required for application/approval process.



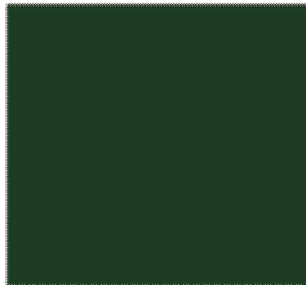
# The Farm at Buckwalter

## Approved Materials/Colors for Townhomes

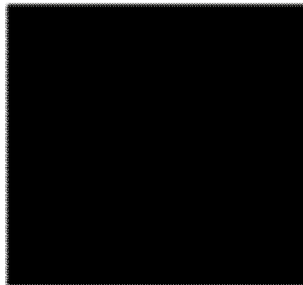
**SHINGLES** — Only Timberline Asphalt Shingles in **Weathered Wood** have been approved for the Townhomes.\*



**PREMIER METALS ACCENT METAL ROOFING\*** (for porch/entry only, **NOT** approved for entire roof—**Must match door & shutter color for building**)



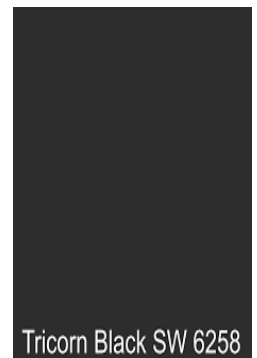
HARTFORD GREEN



MATTE BLACK

**SIDING & TRIM** — With regard to Townhomes, siding replacement projects are required to use the same material, product and color as the original construction. All Trim is to be **White**.

**DOOR & SHUTTERS** — The entire building **MUST** match and Door & Shutter color must be the same. The approved colors for the Townhomes are **Roycroft Bottle Green SW 2847** and **Tricorn Black SW 6258**. These are Sherwin Williams color samples, but can purchase paint from anywhere, but it must match these colors.



- Use actual color samples to determine the color — computer screens/printers may not be accurate. All subject to ARC Guidelines, ARC application and approval process.