



**ARCHITECTURAL REVIEW COMMITTEE (ARC) GUIDELINES
MEGGETT PLACE PROPERTY OWNERS ASSOCIATION, INC.**

WHEREAS, The Declaration of Covenants and Restrictions for Meggett Place Property Owners Association, Inc. (POA) requires the POA through its Board of Directors (BOD) to preserve the harmony of buildings, structures, and improvements with each other and with the general surroundings and also requires the POA to preserve the rights, interests, and welfare of all property owners with respect to the environment.

To these ends, the POA herein establishes a Standing Committee known as the Architectural Review Committee (ARC) that shall act in the interest of all Property Owners: to approve or disapprove all plans, specifications, details, and color schemes for buildings and other structures and improvements to property; to approve or disapprove site plans for lot clearing, construction and landscaping; and to enforce all Covenants, Bylaws and ARC Guidelines through the ARC and POA Board of Directors.

WHEREAS, the POA desires to Amend and Replace all previous Rules and Regulations governing all property subject to the POA, including but not limited to, that document entitled, "Architectural Control Committee Rules and Regulations Meggett Place Property Owners Association" dated December 2, 2022 and filed with the Charleston County Deed Office in Book 1155 at Pages 437- 444.

1. HARMONY WITH SURROUNDINGS

In the interest of all, to preserve the woodland appearance of the entire area the following must be satisfied:

- a) colors used on structures must be subordinate in tone to the surrounding landscape.
- b) each residential structure must have a minimum heated space of 2000 square feet.
- c) a sample "chip" of all exterior colors must be submitted to the ARC for review and approval. The paint colors shall harmonize with the surroundings and the ARC will not approve any inappropriate external color.
- d) for exterior walls, the ARC will approve part stone, part brick, part stucco, wood shingles, wood siding, fiber cement composite siding, or synthetic or composite material that gives the appearance and texture of natural wood.
- e) the ARC will not approve any corrugated metal or any shiny metallic or baked glazed finish for exterior walls. Concrete block exterior walls shall be parged.
- f) thin imitation stone or imitation brick or asphalt shingles on exterior walls will not be approved.

g) the ARC will give particular attention to structural details with respect to street elevations to insure a pleasing appearance and to protect neighbors from any possible nuisance. For example, the lot placement of the structure, structural details such as shutters, window boxes, door and window details, mail boxes, landscape lighting, lot lanterns, etc. will be carefully considered.

j) All residences requiring pilings or foundations other than complete block or brick, will be required to have lattice around the entire home and the lattice must be painted.

k) No structure having the appearance of a trailer or mobile home will be approved. This includes trailers or mobile homes joined together to satisfy square foot area requirements. No modular homes are allowed, however variations from a stick-built home may be approved in the discretion of a majority of the Board of Directors, at the recommendation of the ARC.

2. MINIMUM SET BACK REQUIREMENTS

These set back requirements apply to all building of any kind upon a property within Meggett Place including, but not limited to a home, an ancillary building, shed, animal structure, pool, spa, etc. All structures of any kind built on a lot shall comply with the following minimum setbacks:

- a) Fifty (50) feet from the right-of-way line of a street facing the front of the house.
- b) Twenty (20) feet from each lot side line, unless it is a corner which will be Thirty (30) feet.
- c) Twenty (20) feet from the rear lot line.
- d) Fifty (50) feet from the SC Office of Coastal Resource Management (OCRM) Critical Line.

Ancillary buildings, sheds and animal structures cannot be further forward than the home to the front property line. Fences are allowed, but can be no higher than 60", must be of an open design, made from approved materials, aesthetically pleasing and approved by the ARC. Fences must be setback at least Ten (10) feet from all property lines, except in the case of a natural wooded buffer where the fence would be placed twenty feet from the property line. See Paragraph 5b

The Property Owner is reminded the ARC reserves the right to alter these setback requirements after inspection of the site in the best interest of the Property Owner and the Neighborhood. For example, if the property is a very deep lot, the ARC may require the home placement at Seventy-Five Feet from the street facing the front of the house.

3. SUBMISSION TO THE ARCHITECTURAL REVIEW COMMITTEE

When submitting plans for approval of lot clearing, new construction and additions, the following are required:

- a) A lot clearing fee of \$1,000 must be submitted with a site plan by a licensed surveyor showing existing property lines, easements, wetland limits, all live oak trees over 24" Diameter at Breast Height (DBH) and topography. Site plans must also include house footprint, impervious surfaces, flood zones and elevations. Owner must also submit a proposed grading and drainage plan based upon the original tree and topography survey showing the roof plan, dimensioned setbacks and proposed grading that demonstrates the drainage flow will not adversely affect adjoining property or the neighborhood. In addition to the exact location of all structures, the site plan must have a surveyor's stamp of approval and driveways must be sufficient for parking at least two cars. Property Owner and General Contractor must provide proof of general liability insurance. Plans must be submitted to the ARC Chairperson and approved by a majority of the Board of Directors prior to the beginning of any property clearing.
- b) An additional \$1000 new construction fee must be submitted along with construction plans to be reviewed by the ARC. The ARC will make its recommendations to the Board Directors. Final approval by a majority of the Board of Directors is required prior to the beginning of any construction.
- c) A \$750 fee for home additions/renovations or new structures beyond the initial residence must be submitted along with construction plans to the ARC Chairperson. A \$500 fee must be submitted along with construction plans for new pools/spas. Final approval by a majority of the Board of Directors is required prior to the beginning of any construction.
- d) The ARC, with majority approval of the Board of Directors, may require the Property Owner to construct a roadside drainage swale and/or entry and exit culverts, if in the best interest of neighborhood drainage.
- e) The ARC with majority approval of the Board of Directors reserves the right to assess additional fees or to reduce fees assessed to a Property Owner and/or the Owner's Contractor for other construction/renovations/additions based upon the use of heavy equipment, wear and tear to neighborhood roads, and other factors, in the discretion of the Board of Directors.
- f) The Owner/Applicant must complete and sign a Meggett Place Property Owners Association Site Clearing or Construction Application and submit the applications along with a copy of all applicable plans and specifications electronically to the ARC Chairperson and to the Secretary of the Board of Directors. One hard copy of applicable plans must be provided to the ARC Chairperson.

g) For new home construction, a copy of the Charleston County Health Department's Septic System approval must be provided to the ARC.

h) All items which are to be added to the property, now or at a future date, such as fences, walls, drives, sidewalks, light posts, mail boxes, driveway headwalls, etc., shall be shown on the plot plan or another drawing with sufficient detail or description so that the ARC may make an informed decision.

i) When submitting plans, the Owner/Contractor shall have staked at the building site the actual corners of the home and decks as shown on the plot plan. All corners of the lot must be marked and must remain marked throughout construction.

j) The Architectural Review Committee/Board of Directors shall notify the Owner/Applicant of its determination, "Approved," "Disapproved" (re-submit), or "Approved as Noted" or "with Certain Conditions" within 30 days of receiving the application.

k) When all requirements are received and approved by the Board of Directors, a PERMIT CARD shall be issued by the ARC.

l) Before the start of construction, the Owner/Contractor must receive all necessary approvals and permits from the applicable municipal entity (Meggett or Hollywood) as well as from Charleston County. The Owner must provide the ARC Chairperson and the Board of Director's Secretary a copy of the Charleston County permit and the name and all contact information of its chosen General Contractor.

BOTH THE ARC PERMIT CARD AND THE CHARLESTON COUNTY BUILDING PERMIT MUST BE DISPLAYED AT THE SITE THROUGHOUT CONSTRUCTION.

If a new home is not started within three (3) months after ARC approval, the approval becomes null and void and the total application must be re-submitted. In addition, any substantial changes made by the Owner/Contractor to approved plans must be presented to the ARC and approved by a majority of the Board of Directors before the Owner makes alterations.

4. GENERAL CONSTRUCTION GUIDELINES

No professional construction activity is to take place on Sundays or major holidays. The contractor shall, at the time he starts construction, provide on the building lot the following:

a) One temporary toilet facility equivalent in sanitary effectiveness to a "Johnny on the Spot" and placed at a location to be least offensive to people in adjoining houses, marsh or pond.

b) An adequate container for the placement of trash. The Owner and General Contractor will be responsible for his workmen, as well as those of his sub-contractors, that they make use of the container. Littering of the job site and adjacent properties with the builder's trash, empty bottles and cans, paper wrappers, etc. will not be tolerated.

c) The Owner and General Contractor will be responsible that his workmen will not play loud music, use abusive language, speed through the subdivision, drink alcohol or use drugs while on the job site. No dogs are allowed on the job site. Fines shall be set by the Board of Directors and are the responsibility of the property Owner.

d) No construction trailers are allowed.

e) No run-off is allowed onto adjacent properties. Easements must be cut along the property lines to avoid this at the Owner's expense.

f) Building materials are not to be stored on roadways, edge of roadways, or adjacent lots. All building materials are to be stored in a neat and orderly fashion.

5. TREE CUTTING AND PRESERVATION REGULATION

a) The complete removal of any live oak tree of 24" diameter at breast height (DBH) or greater is prohibited without the approval of the ARC. Removal of other trees shall be limited to dead trees, diseased trees, trees in danger of falling and creating a hazardous condition, trees in close proximity to other more desirable trees (where removal will improve growth of remaining trees) and trees necessary to effect an overall landscape plan. The location of all structures, walks, driveways and parking areas should be planned to minimize tree removal.

b) Lot owners must work with the ARC to maintain a woodland appearance to all properties, including the maintenance of a natural wooded buffer of at least twenty feet between lots when such a buffer is already present at the property.

c) The ARC may approve reasonable deviations from these regulations provided such deviations will not be materially detrimental to the neighborhood.

6. TIME FOR COMPLETION

a) Once clearing of any Lot has begun, all clearing must be conducted in a professional manner, the neighborhood roads and common areas properly maintained, the property kept in a clean and attractive condition and it must be completed within ninety (90) days from commencement.

b) The exterior of any home must be completely finished within nine (9) months from the date the construction started, unless otherwise approved.

c) The interior of any home must be completely finished within twelve (12) months of the date construction started, unless otherwise approved.

d) Should construction activity cease for ninety (90) consecutive days, or if the times for completion (as stated above) are not met, the violation will constitute a nuisance. In such a case, the POA shall have the right to exercise any and all enforcement powers as set forth in the Covenants, Bylaws and ARC Guidelines and shall have the right to assess fees and/or sanctions against the Owner and General Contractor.

e) A renewal/extension may be applied for to the ARC and granted with whatever limitations and/or conditions the ARC and a majority of the BOD believe are in the best interest of the neighborhood. Fines and interest will begin to accrue after approved extensions expire.

7. ARCHITECTURAL REVIEW COMMITTEE MEETINGS AND AUTHORITY

a) The Architectural Review Committee meets on an on-call basis from the Committee Chairperson or the Board of Directors President.

b) Nothing in these Guidelines shall constrict or in any way derogate the authority of the ARC to grant variances or exceptions. However, all such variances must be approved by a majority of the BOD before becoming effective.

8. VIOLATIONS

a) Violations of the POA Covenants and Bylaws and the Guidelines of the Architectural Review Committee will be called to the attention of the Property Owner, first verbally, then in writing. If these warnings are ignored and the violation continues, the ARC may refuse to approve any further submissions by the Owner and may deny the right of any of the Owner's Contractors to work at any property within Meggett Place and/or fines, penalties and interest or other sanctions may be assessed.

b) First offense will be given a written warning with 30 days notice to cure the violation or fines will begin. If not cured or a resolution agreed to by both parties and put into effect by the 31st day, it will be considered a second offense and will incur a fine of \$500. If not cured or a resolution agreed to by both parties and put into effect by the 61st day, it will be considered a third offense and will incur a fine of \$1,000 plus interest accruing until brought within POA standards. Within the discretion of the Meggett Place POA Board of Directors, the Board of Directors may change the amount of any fines, penalties and interest with a majority vote of the Board of Directors. Further, the POA may seek any and all legal recourse against the Property Owner and the Owner's Contractors to enforce such fines in law and/or equity and the Property Owner in violation will be responsible for all enforcement fees and costs incurred by the POA. Any such monies owed to the POA will constitute a lien against the property.

9. NO NUISANCES

a) No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood.

b) All Lots shall be kept free of accumulations of brush, trash, junk, building materials, inoperable automobiles or other unsightly items.

c) After fourteen (14) days written notice sent to the Property Owner, at the address Owner has provided to the POA, the POA reserves the right of entry for the purpose of clearing away any such violation, assessing the cost thereof against the Owner and such assessment shall be enforced as other liens herein provided for.

10. ATTRACTIVE GROUNDS

- a) Solar panels, fuel storage units, A/C units, generators, pool equipment, well equipment, etc. may not be visible from the street and must be screened from neighboring properties. No accumulation of refuse or garbage except in concealed receptacles shall be permitted. Acceptable concealment to include landscaping or other approved barriers per ARC discretion and review.
- b) Colored holiday lights are acceptable from late November to early January, for long weekends around nationally recognized holidays and for special sporting events and personal milestones. Otherwise, outdoor lighting should be limited to soft white or low voltage and it should be shielded to prevent glare or light spilling into a neighbor's property. Downward-facing and ground level fixtures are preferred, such as path lighting and accent lighting on trees, shrubs or architectural elements. Fence post cap lighting is discouraged, but if used, it should be soft white or low voltage and widely spaced.

11. ANIMALS

- a) Dogs, cats and other household pets, as well as horses, may be kept, provided no such animals are kept, bred or maintained for any commercial purposes. The allowed number of these animals shall be in accordance with Charleston County allowances per acre.
- b) Property Owners may keep a maximum of five small goats, such as Nigerian dwarfs or breeds of similar height, stature and temperament, so long as they are confined in a structure for this purpose on the Owner's property, they are not visible from the street or to adjacent neighbors and fencing is set back in accordance with structure setbacks as detailed in Paragraph 2 above. Plans for goat pens must be drawn to scale and submitted for review and approval to the ARC prior to construction. Goat pens must be kept clean and odors cannot disturb the neighborhood or adjacent neighbors. If goat noise, odors or containment becomes an issue, the POA Board of Directors may proceed against an Owner as outlined in Paragraph 8 above, with the additional sanction of requiring removal of the animals if they become a nuisance and the Owner fails to adequately address the problem in the opinion of a majority of the Board of Directors after repeated requests.
- c) Property Owners may keep up to a maximum of ten chickens on their property, so long as the chickens are confined in a structure for this purpose on the Owner's property, are not visible from the street or adjacent neighbors and fencing is set back in accordance with structure setbacks as detailed in Paragraph 2 above. Roosters are permitted, however, loud,

aggressive breeds of chickens are discouraged. Quail may be raised for personal, not commercial, transplant. Chicken coop structures must be drawn to scale and submitted to the ARC for review and approval prior to construction. Chicken coops must be kept clean and odors cannot disturb the neighborhood or adjacent neighbors. If chicken noise, odors or containment becomes an issue, the POA Board of Directors may proceed against an Owner as outlined in Paragraph 8 above, with the additional sanction of requiring removal of the animals if they become a nuisance and the Owner fails to adequately address the problem in the opinion of a majority of the Board of Directors after repeated requests.

d) No pets or other animals shall be kept in such number or in such manner as to constitute a nuisance.

12. MAINTENANCE OF LOTS AND IMPROVEMENTS

The Owner shall be responsible for and shall maintain and keep in good condition their Lot and all improvements thereon, including keeping all road right-of-ways adjacent to their property free and clear of brush, debris and overhanging trees.

13. OPEN FIRES

No open fires shall be permitted on any Lot or Common Area without first obtaining a valid burning permit from the appropriate governmental authority, in full compliance with all applicable laws, ordinances and regulations.

This prohibition shall not apply to permanently installed or portable residential firepits, fireplaces, or grills designed and used for recreational or outdoor cooking purposes, provided they are used in a safe manner and in accordance with any local fire codes or restrictions then in effect.

14. AMENDMENT

This document may be amended at any time by a majority of the Board of Directors. Within thirty days of any such amendment, a copy of the amendment must be provided to each Owner by mail, email or other format as determined by the Board to best provide actual notice to the Owners.

15. AMEND AND REPLACE

The Property Owners of Meggett Place POA, Inc. herein amend and replace any and all previously adopted Architectural Control Committee Rules and Regulations governing all property subject to the POA, including but not limited to, that document entitled, "Architectural Control Committee Rules and Regulations Meggett Place Property Owners Association" dated December 2, 2022 and filed with the Charleston County Deed Office in Book 1155 at Pages 437– 444; and further amend and replace any and all Amendments that may have been made to such Rules and Regulations, with these Architectural Review Committee (ARC) Guidelines Meggett Place Property Owners Association, Inc. All Owners who relied on the previous ACC Rules and Regulations are not required to come into compliance with this Amendment. However, all previous violations not corrected or approved and any future activities must be in compliance with this Amendment.

Executed this 1st of July, 2025.

WITNESS:

MEGGETT PLACE PROPERTY OWNERS
ASSOCIATION, INC.

Cassie Hunter

Patricia Wise

By: Patricia Wise
Its: President

[Signature]

Holly Chinnis

By: Holly Chinnis
Its: Secretary

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

I, DEBRA ANN POTENZA, do hereby certify that MEGGETT PLACE
PROPERTY OWNERS ASSOCIATION, INC by Patricia Wise, Its President and Holly
Chinnis, Its Secretary, personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and official seal this 1st day of July,
2025.

Debra Ann Potenza
Notary Public For South Carolina

My commission expires: _____

DEBRA ANN POTENZA
Notary Public, State of South Carolina
My Commission Expires 12/6/2029

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