



ARCHITECTURAL DESIGN GUIDELINES

Bridgewater's Architectural Review Committee (ARC) meets monthly, on the second Monday of each month (excepting holidays), to evaluate Residents' requests to make improvements to the exterior of their homes. The intent of the Design Guidelines is to accommodate individual taste to the extent possible, while protecting overall property values within the community. For your protection, every change you plan to make to the exterior of your home or yard must be pre-approved by the Homeowner Association (HOA) Architectural Review Committee (ARC).

The process for submitting your ARC Request for review is straightforward:

1. Complete the ARC Request Application Form. You may obtain additional copies of the ARC Request Application Form from the Community Manager.

Your submission must include **at least a Plot Plan** (included with your closing documents) showing where on your property you intend to make your improvements.

2. Attach a check for \$25 to each ARC Request you submit. You may include as many projects as you like in one Application.
3. Place your ARC Request Application Form in the drop box located in the Amenity Center outside the Community Manager's office. The fees go towards the Budget Fund and helps keep your HOA assessment low.

Submissions **received by 5:00 pm the LAST DAY of the month** will be evaluated in the following AR Committee meeting. In most cases, the Committee will email the outcome of its evaluation to the homeowner within the same week.

ARC Requests will not be accepted from Residents who have unresolved violations.



Please Read and Take Notice

As homeowners, you are responsible for knowing and following the contents of this document.

The Architectural Review Guidelines, the Resident Rules and Responsibilities, and the Bridgewater Declaration of Protective Covenants each require residents to abide by regulations set and administered by the Bridgewater Villages Homeowners Association, Inc. Failure to do so may lead to warning notices, a lien on your property, or ultimately to foreclosure and eviction from the Community.

Any modifications to the exterior of your homes, including your yard and landscaping, without pre-approval of the HOA Architectural Review Committee (ARC), will be placed in the escalating penalty system. This system begins with written notification to the property owner(s) of the specific violation(s) observed. A \$50.00 penalty assessment may attach for the first offense. Penalties will escalate if violations are not resolved in a prescribed timeframe in accordance with the Community's penalty assessment policy as stated on Page 24 of the Resident Rules and Regulations and Article VIII, Section 1 of the Declaration of Protective Covenants.

Each homeowner was provided copies of the documents mentioned above. If you do not have copies of them, please contact the Community Manager at the Amenity Center, 600 Beech Fork Drive, or contact him at 843-427-4011 or tzachary@pm-llc.com.



ARC Request Form

STREET ADDRESS: _____ LOT #: _____

RESIDENT'S NAME: _____

DATE SUBMITTED: _____ VILLAGE NAME: _____

EMAIL: _____

HOME PHONE: _____ MOBILE PHONE: _____

NAME OF LICENSED, INSURED CONTRACTOR(S) TO BE USED:

DESCRIBE THE MODIFICATION PROJECT(S) (Use additional pages if necessary):

PLEASE ATTACH THE PERTINENT INFORMATION LISTED BELOW:

- ☐ LOCATION of Property: You **MUST** include a Plot Plan, plus house plans, photographs, landscaping layout, or other documentation. **No work is to be done until approval is obtained.**
- ☐ MATERIALS: Please attach a description of the materials, **brochures**, and samples, if available.
- ☐ COLORS: Please attach the list of colors to be used, brochures and samples, if available.
- ☐ DESIGN: Please attach a description of the materials of construction to be used and locations.
- ☐ OTHER: Please attach any other material or information that will clarify your request.

*PLEASE NOTE THAT APPLICATIONS WILL NOT BE ACCEPTED FROM VENDORS. For example, a fence contractor may not submit a Request on your behalf. Requests must be submitted by the **PROPERTY OWNER** of record.*

**SUBMIT YOUR COMPLETED ARC REQUEST AND A CHECK FOR \$25 TO THE COMMUNITY MANAGER
OR PLACE IT IN THE DROP BOX IN THE AMENITY CENTER.**

HOMEOWNER'S SIGNATURE: _____ DATE: _____



WHAT IS AN HOA ARCHITECTURAL REVIEW COMMITTEE?

*If you've lived within a Homeowner Association-managed community (HOA), and you've wanted to build a patio, redesign your landscaping, or install a fence, it is likely you've interacted with your Community's Architectural Review Committee (ARC). This important committee is made up of impartial **community volunteers** who are responsible for reviewing proposed changes to home exteriors to ensure they follow the architectural guidelines that are set forth in the Association's governing documents on file with the State of South Carolina.*

These guidelines include materials of construction requirements, height restrictions, setback regulations, and more. Homeowners planning to make a change to the exterior of their home or property are required to complete an application (ARC Request Application Form) and provide construction plans and a materials list to the Committee for review before beginning any work. The Committee will review and evaluate that application and provide a decision based on the compliance of the plan with the guidelines above. It is important to note that the Committee approves or denies ARC Requests based on whether the plans comply with the guidelines set forth in the governing documents. While architectural control can be a sensitive issue for some HOA members, it is important to know these controls keep a consistent (but not a uniform) appearance throughout the community and maintain property values. Therefore, there can be very serious (and expensive!) consequences if changes are made prior to review and approval, ensuring that they do comply with the architectural guidelines.

***Thank you for doing your part to keep Bridgewater
the beautiful community it is!***



ARCHITECTURAL DESIGN GUIDELINES

Architecture

1. Local and regional historically traditional compatible architectural styles such as Craftsman, Georgian, Greek Revival, English Revival / Cottage, Shingle Style, Charleston, Savannah, French Country, English Country, Neo-classical, etc. are acceptable. Variances on specific architectural details relative to these vernaculars may be considered on a case-by-case basis. This detailing, along with other acceptable traditional style architectural styles, helps achieve the diversity and classic older neighborhood features which are the highest priority at the Bridgewater community. Only homes which embody such local and regional American architectural styling will be approved. Contemporary and/or modern architecture will not be considered, reviewed, or allowed in Bridgewater.
2. Windows may be wood, vinyl and aluminum faced and shall be double paned insulated glass. Window grid pattern must be consistent throughout the house.
3. Window size and massing shall be appropriate to the architectural style of the house. Large, two-story or taller mass windows will not be allowed on any street-facing elevations.
4. Shutters are allowed on architectural styles where appropriate and as approved by the ARC. However, shutters are strongly recommended to be located only on single windows and shall be sized appropriately to the size (width and height) of the window. Shutters are not allowed under any conditions such as triple windows, Paladin windows, most circle-head windows, etc., and other special shaped windows as determined by the ARC. Shutters shall be as low a maintenance material as possible, but may include painted wood, vinyl, or fiberglass.
5. Various grid configurations may be used in windows (i.e., no grids in lower sashes, 2 over 1, 4 over 1, 6 over 1, 6 over 6, 9 over 9, Victorian / prairie style grids, etc.). Various shaped windows are encouraged (i.e., cottage style windows, special shape windows such as rounds, ovals, etc.), but shall be appropriate for the architectural style of the home. Various special window configurations are encouraged, (i.e., triple window including one 6 over 1 center window with 4 over 1 side windows). Half-glass doors (with various grid configurations matching the window grids) and doors with sidelights contribute to the architectural correctness of the community.
6. Exterior siding / materials not allowed include Dutch lap vinyl siding, aluminum siding / trim, concrete masonry block units, prefabricated metal buildings and similar siding materials. Other exterior materials also may not be allowed as determined by the ARC on a case-by-case basis if determined not appropriate to the locally and regionally materials and installation practices.
7. Vinyl siding (0.42 minimum thickness), cement fiber board product, stucco, and brick are

allowed. Stone accents are also allowed. Shakes, board-and-batten trim, etc. are allowed and shall be high quality vinyl or cement fiber board product (i.e., James Hardie, Color Plus, etc.) or approved equal manufacturer, cedar, cypress, or other high-quality exterior siding material and as approved by the ARC. Exterior siding shall be finished, painted, stained, or otherwise protected from the elements of nature. Textured finish materials such as shakes or a different width and orientation (i.e., board and batten, etc.) siding is emphasized at gable ends of roofs and around dormers as appropriate to the architectural style. The emphasis also applies to trim detailing at gable ends and dormers, etc. Cultured stone is allowed in lieu of brick veneer.

8. Exterior cornices, trim and moldings should be consistent with each proposed design. In conjunction with lap-siding, a minimum of 6" exposure should be maintained along corners to form a strong visual frame.
9. Home numbers shall be placed on each home. The numbers shall be appropriate in size for the application and shall be black or brass.
10. Framed/sided chimneys are not permitted. Masonry chimneys are strongly encouraged. Direct vented units are allowed; they may not be located on street facing elevations, however, without prior approval from the ARC.
11. Diverse roof styles, building massing and materials are emphasized. Acceptable roof materials are slate, metal, architectural shingles or equal or other material approved by the ARC. Flues, vents and skylights are to be located on rear slopes so as not to be visible from street. Appropriately scaled overhangs (1'-0" to 2'-0" depending on massing and architectural style) are strongly encouraged. Flat roofs are not permitted except on porch and stoop roofs.
12. Rooftop mechanical equipment must be so located to reduce or eliminate its visibility from streets and sidewalks of adjacent public and private properties. Any roof-mounted equipment that changes the exterior of the roof must be approved by the ARC.
13. Cantilevered bays and bay windows are typically not allowed. Foundations to grade are required below all bay windows unless approved otherwise. Additional detailing such as support brackets may be required by the ARC for any approved cantilevered bays.
14. Entrance doors shall be compatible with the home design. Doors with upper glazed panels and sidelights are strongly encouraged. Door material shall be solid wood, fiberglass or metal insulated exterior. Screen or storm doors are allowed and shall be compatible with the design and color of the home. Screen and storm doors shall be full glass style with no horizontal support structure and sliding type screen/glass panels. Entry doors shall be submitted and noted on the original submittal elevations. Additional information and specifications may be required by the ARC.
15. No greenhouse-type enclosures shall be permitted on the front of the house or street-facing elevations. Patio or pool enclosures are permitted as reviewed and approved by the ARC on a case-by-case basis. All detailing shall be consistent with the main house architecture and detailing, (i.e., match siding, trim and roof detailing, match colors, etc.).
16. Window or wall air conditioning units are not allowed.
17. Ductless Mini Split Air Conditioning and Heat Pump Systems are allowed with appropriate

installation. In cases where the conduit between the outside and inside components of the unit must be on the exterior of the home the ARC will determine placement location of the conduit as a conduit running down the exterior wall of the home may present a detrimental aesthetic appearance to the neighborhood.

Diversity Requirements

1. The same elevations (or similar elevation as determined by the ARC), and color schemes will not be approved to be built on adjacent lots on the same side of street or directly across the street.

Building Setbacks

1. Building setbacks are established for each lot on the recorded plat (reference for actual setbacks and other details). Houses are to be built as close to the minimum front yard setback as possible unless narrow lot width at street (i.e., cul-de-sac lots) or as otherwise determined/required by the ARC. House locations on atypical sites shall be verified on site including finish floor elevations with ARC prior to proceeding with permitting or construction.
2. No buildings shall be built in any easements, buffer areas, etc. No construction shall be built in any easements without the approval of the ARC and / or the required authorities (i.e., drives, walks, fences, play equipment, etc.). If such construction is allowed within such easements, it shall also be the owner's total understanding and responsibility for the cost and replacement of any damaged construction resulting from maintenance, upkeep, inspections, additional construction, etc. by others in such easements. Note the additional requirements for landscape heights, etc. in sight triangles as noted on recorded plat.
3. See your plot plan for additional information regarding setbacks for your specific lot.

Square Footage Requirements

1. The minimum heated square footage for one-story single-family homes is 1,250 S.F. and for two-story homes is 1,800 S.Q. These square footage requirements do not include garages, covered walks or porches and unfinished/unheated spaces. All "finished" floor area is counted as "heated" SF. Unfinished basements, walk-up attics and other unfinished spaces are not included in "finished" floor area.
2. No house shall be more than thirty-five feet (35') in height.
3. No temporary structures are allowed except for use of construction and during construction and/or as approved by the Developer/Owner and ARC and as noted in the HOA Covenants.

Porches and Decks

1. Porches shall be a minimum of 5'-0" from the face of house to the outside face of the porch.

Porch space that is used for entry circulation only may be smaller and considered as a stoop and not a porch.

2. Porches must be enclosed with either landscaping and/or a lattice/louvers/horizontal or vertical trim, etc. elements. Wood-framed and wood decking front porches are allowed and shall be compatible with the architecture of the home. Lattice used under porches and decks may be either a horizontal or diagonal pattern. Lattice shall be wood or vinyl (1"x 2" minimum lattice size) and painted or stained to match the trim color or other accent color as approved by the ARC. Lattice or similar type screening materials must be framed between structural members and trimmed out and may be held off the ground approximately 4" maximum to prevent staining from soil.
3. Exposed vertical wood trim, risers, stringers, etc. must be painted to match the trim color. Rear decks and porches visible from a street including but not limited to corner lots and lots with rear property lines adjoining a street or public commons area must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors. Lattice is not required on side or rear porches where the finished floor level is less than 4'-0" above finished grade if additional landscape screening is provided for a solid screen to provide a visual barrier below the deck or porch. Evergreen shrubs are required for decks over 4'-0" above grade.
4. Various porch column and handrail detailing are strongly encouraged (i.e., brick piers with concrete cap and tapered wood columns, tapered round columns, triple and double square columns at corners and major elements such as steps, etc.) and in some highly visible locations and conditions (i.e., corner lots) may be required by the ARC per the house architectural styling.
5. Exposed vertical pickets attached directly to deck framing are not allowed. Horizontal trim is required to cover such conditions.
6. Screening is not permitted on front elevations of lots or on side elevations on a corner lot. Screening on side elevations on a corner lot may be allowed by the ARC on a case-by-case basis with approved landscaping.
7. Metal porch roofs are strongly encouraged and shall be consistent with the design of the detailing of the house.

P a t i o s

1. Where grades allow, patios are strongly recommended in lieu of decks.
2. The size of the patio must be consistent with the size of the house and yard. The ARC will review ratios with respect to their visual, aesthetic impact on adjacent properties.
3. Brick pavers, brick edges, textured concrete, detailed/patterned concrete control and expansion joints, curvilinear shapes, and edges, etc., surfaces and materials are encouraged at all patios and walks.
4. Construction of fire pits and hot tubs on patios is allowed under certain circumstances. Obtaining the required permits from Horry County for fire pits and hot tubs is the responsibility of the homeowner. Fire pits and hot tubs must be permanently connected to fuel or power

sources by licensed contractors. Fire pits fueled by propane, natural gas, or wood are allowed depending on the proposed location and at the sole discretion of the ARC. The safety and comfort of Residents and their neighbors are our primary considerations in decision-making.

Garages and Carports

1. As a minimum, homes must provide 3 off-street parking spaces. Garages may be counted toward meeting this requirement.
2. Front load projecting garages are permitted in all Villages; side load garages are highly encouraged where lot width is adequate. Front load garages are encouraged to have additional architectural detailing such as inset doors, column elements each side of doors, roof/trellis/shade elements over doors or glass panels of varied design (consistent with windows on the house), etc. to de-emphasize garage doors.
3. Glass panes in upper garage door panels are required on front load/corner lot/highly visible lot location garage doors.
4. Detached and rear load garages are allowed. Detached garages shall match the architectural detailing and colors of the main house.
5. Garage doors must remain closed when not in active use parking vehicles or moving articles and people into the home. Garage doors may not be left open for an extended period.

Storage and Accessory Buildings

1. Storage buildings and accessory type structures shall be constructed and finished to match the main house detailing, i.e., color, trim, roof slopes/overhangs and shall be placed on a permanent foundation, not on the ground. Sheds shall be a minimum of 7'x7' and a maximum of 8'x12'.
2. Accessory buildings shall not restrict the visibility of adjacent homeowners' views to public spaces, lakes, ponds, etc., and will be reviewed by the ARC on a case-by-case basis.
3. Additional landscape may be required as screening around accessory buildings based on the effect on adjacent homeowners.

Exterior Materials and Colors

1. Exterior materials and colors must be selected and submitted to the Bridgewater Architectural Review Committee (ARC) for review and approval prior to painting/finishing the house. In case of conflict with existing homes, another color choice may be required for ARC review and approval. Review the adjacent house colors for color coordination and prevention of color duplication prior to submittal.
2. Brick shall be a minimum of standard full-size brick and should be an oversized tumbled style profile brick with grapevine style joint detailing unless otherwise approved by the ARC on a

case-by-case basis. Smooth faced institutional faced and sized brick is not allowed. Brick colors shall be submitted for preliminary ARC review and approval prior to proceeding with formal lot submittals/proposals. Other brick colors will be reviewed and approved by the ARC on a case-by-case basis. Stone veneers are allowed as previously noted. Provide a color brochure sheet for all brick/stone/other veneers proposals for ARC review, approval, and record. Brick and stone water tables are optional and reviewed and approved on a case-by-case basis as appropriate to the architectural style of the house.

3. Garage doors shall be painted to match the trim, siding or accent (as compatible with the approved color palette of the house) color as approved by the ARC to minimize the impact of the garage doors on the streetscape. The garage door color shall be designated / requested on the Color Selection Form.
4. Asphalt shingles (dimensional architectural style minimum) and metal roof (factory finished painted, standing seam, copper, etc.) materials are allowed and the color and texture shall be consistent with the house's design and detailing. Shingle colors other than the black, gray, or brown range shall be submitted to the ARC for review and approval prior to beginning construction. Provide a color brochure sheet for all roofing material proposals for ARC review, approval, and recording. Other roofing materials such as shakes, slate, etc. may be allowed only as approved by the ARC on a case-by-case basis and as appropriate to the architectural style of the house.
5. Accent colors on doors, window sashes, upper gable ends and dormers, etc. are strongly encouraged and where appropriate to the architectural style of the house.

W a l l s a n d F e n c e s

1. Privacy fences are not permitted in the Bridgewater Community unless it is part of the architectural makeup of a Village and is approved by the HOA Board.
2. Fencing in Bridgewater must be constructed of aluminum or wrought iron, and be open (single) picket, powder coated in black or dark bronze, and be approved by the ARC. Rear yards that back up to a pond or open space, or that are visible from an adjoining road, shall have a 4' high fence. Fences shall tie into the rear corners of the house at 90°. Chain-link fencing, wood, roll wire, split rail or horse farm-type horizontal railing fences are not allowed on any single-family lots.
3. Pool enclosures, related to the safety of children or for other reasons, shall be subject to evaluation by the ARC on an individual basis and heights/details as required by applicable municipal codes. Horry County regulations state the height of a fence AROUND A POOL must be 48" above the upper horizontal bar, as in a puppy picket fence, making the overall height 66" (18" + 48").
4. Fences inside yards on corner lots are allowed after review and approval by the ARC on a case-by-case basis and shall be a minimum height of 3'6" and maximum height of 4'-0". Fences on corner lots must be a minimum of 4'-0" inside the street-side property line to include for planting/screening between fence and property line.

5. Fences are not permitted in the front yards of homes. In the event a neighborhood is developed utilizing home designs whose overall appearance is enhanced by using front yard fences, or if the front yard of a home faces a lake or open space, front yard fences will be considered by the ARC.
6. Fencing located along alleys shall be located a minimum of 2' inside of the property line and a minimum of 4' from the edge of an alley. White vinyl privacy fence will be allowed in these locations.
7. Property owners are cautioned -- Building a fence that infringes on easements, buffers, swales, or access of rights-of-way may result in removal or destruction of the fence at the owner's expense. Any proposed fence installation within such areas shall require written approval from the Developer/Owner, Horry County (and any other authorities, as applicable). Such written approval shall be attached to the ARC Request Application Form for ARC evaluation. If such fence construction is allowed within such easements, it shall be the understanding and sole responsibility of the property owner for cost and replacement of any damage or damaged improvements from maintenance, upkeep, inspections, additional construction, etc., done by others in such easements.
8. Existing topography, drainage pipes or swales, and landscaping shall not be disturbed for the construction of a fence except with the approval of the ARC. Fencing and site installations shall not impede storm water flow or affect such flow to and from adjacent properties. Wherever possible, fences are to be located so that trees do not have to be removed.

Driveways and Walkways

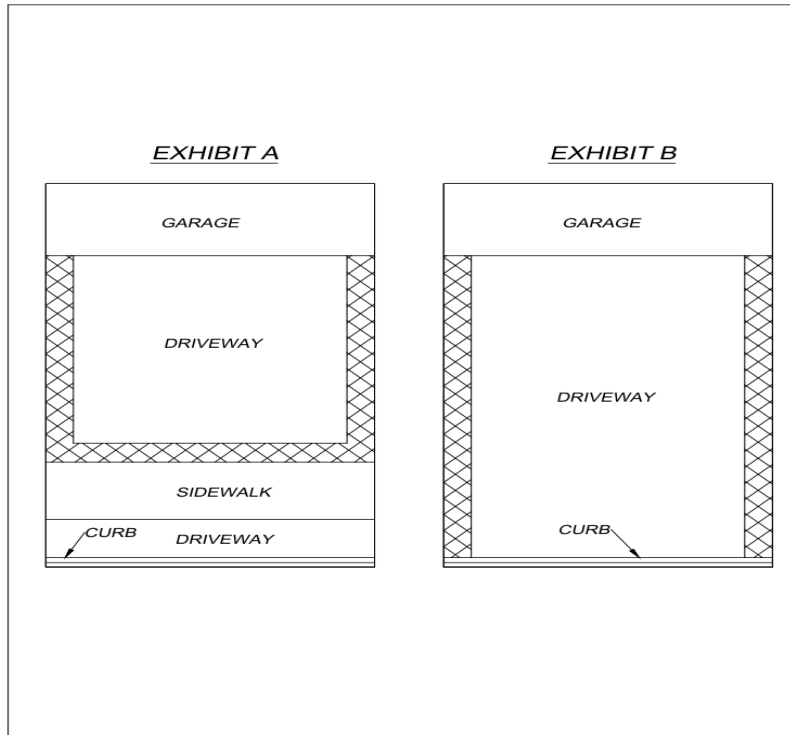
1. Driveways and vehicle parking pads shall be paved using naturally colored concrete, 3,000 psi minimum, joints consistently spaced and coordinated with the architecture of the house and adjacent features and with a light broom finish with picture framing detail. Other hard surface materials such as exposed aggregate in concrete, stamped concrete, stone, or brick pavers, etc. may be proposed and reviewed and approved by the ARC on a case-by-case basis. Accent detailing at edge of drive is also encouraged for additional emphasis and detail. Any type of pad other than naturally colored concrete shall be reviewed by the ARC on a case-by-case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc., must meet Good Construction and Good Engineering Practices and/or as required by Horry County. Close attention must be paid to driveway, garage, carport, etc., placement, setbacks, and encroachment onto buffer areas, association-owned common property, and neighboring lots.
2. Additional driveways will not be permitted for parking purposes except in front of the garage, or as approved by the ARC on a case-by-case basis. Expansions to existing driveway space may be allowable on a case-by-case basis with ARC approval. At a minimum, the edge of any proposed expansion must be at least 5' from the lot line, and if the proposed expansion will surround water or other utility meters, those meters must have load-bearing covers.
3. Using pavers in the front of a house is not acceptable except as "banding" on a driveway.

Banding must be supported by at least 4" of concrete, or equivalent, below the pavers.

4. Divided driveways are allowed and encouraged on longer runs of drives and to give visual relief to longer driveways. The dimensions for such divided drives are to be a minimum of 2'-6" wide concrete on each side of a 2'-0" wide sod strip for a total width of 7'-0". Such divided drives are to begin and end allowing required turning radius to avoid driving on center sod strip. Brick pavers, textured concrete, stone, etc. are also encouraged as an alternative infill in the sod strip area.

Driveway and Walkway Staining

1. Staining driveways and walkways will be allowed if the following guidance is followed. The ARC has approved the color of the main body of the driveway, which must match the color of the original poured concrete. The approved stain color to be used is "Manual Kindling" supplied by Vers-a-Covr of North Myrtle Beach. Houses with decorative stone are to use a 1' wide edging flagstone pattern that must match the color of the stone, or as close as possible, used on the front of the house. Houses with decorative brick are to use the same colors of brick for the edging pattern on their driveways. Houses without decorative stone or brick, may use either a brick or flagstone pattern for their edging, or no edging at all.
2. Staining or edging is not allowed on any sidewalk. The pattern of staining for driveways with sidewalks is illustrated in "Exhibit A" below. No staining or edging will be allowed on the sidewalk area or continued onto the street apron. For driveways without sidewalks, "Exhibit B" below illustrates the acceptable pattern. In the latter case, the pattern can continue down the full length of the driveway. No other deviations will be allowed on driveways or walkways, especially not decorative pictures, letters or emblems. An example of an approved, stained driveway may be viewed at 377 Switchgrass Loop. The ARC reserves the right to approve other products providing the result is the same or like this finished product.



Exterior Lighting

1. Home exterior lighting shall be low intensity and may be used to accent entrances and landscape special features. High levels of light are not permitted. Intensity may be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings. Outdoor lighting must be low-level, permanently installed landscape lighting.

The ARC will evaluate stack tolerances of multiple bulbs in a concentrated space to determine the total light output to ensure the lights IN TOTAL do not exceed limits and are not bothersome to neighbors. Residents are advised to provide specifications or "cut sheets" for planned lighting installations with their ARC Requests for the Committee to evaluate.

2. Of primary importance, exterior lighting shall be shielded from adjacent properties. Exterior lighting fixtures shall be proportioned per the scale of use and be coordinated and compatible with the architectural period style of the home.
3. Post lights are allowed upon approval of the ARC on a case-by-case basis, prior to installation.

Dog Houses

1. Dogs and other pets shall be contained within the dwelling units. Dog houses are, however, allowed, and will be reviewed and approved on a case-by-case basis and as allowed by the HOA Covenants.

2. Dog houses shall be in the rear yard, centered in the middle of the house, within the building setback and located so as not to be obtrusive. The structure shall be built and painted to blend with their immediate surroundings and match the existing house.
3. Landscaping may be required to soften the structure visually.
4. Dog runs are not allowed under any circumstances.

Play Equipment

1. Play equipment, playhouses, etc. shall be placed in rear yards within the building setbacks. Consideration should be given to lot size, equipment size, material of construction, design, amount of visual screening, and relationship to neighboring properties.
2. Equipment constructed from natural materials (wood) is strongly encouraged. Painted metal play equipment, not including wearing surfaces (e.g., slides, sliding poles, and climbing rungs) shall be painted dark green or brown to blend with natural areas.
3. Playhouses must be in scale with the size of the yard and existing buildings and shall not exceed 150 SF in size (including any covered porch/stoop areas). The playhouse must be finished/painted to match the existing house details, finishes, and colors.
4. Skateboard, bike, and other type ramps are not allowed. High level acoustical activities and motorized equipment are not allowed.
5. In-ground swimming pools are allowed and will be evaluated by the ARC on a case-by-case basis before construction may begin. Pools shall comply with all local, state, etc. safety codes and requirements and have required permits. Above-ground swimming pools are not allowed. Permanently installed hot tubs and swim spas are allowed. Such pools, hot tubs, swim spas, etc. shall be located only in rear yards and within the building setbacks.
6. Permanent basketball or hockey goals (and other similar equipment) are not allowed. Mobile basketball goals are not allowed near streets and shall be stored in a garage or enclosed back yard when not in use.

Retaining and Screen Walls

1. Retaining walls shall be unobtrusive and built to the minimum height needed to serve their function. Materials of construction may be brick, natural stone, square corner timbers, or concrete, depending on location and contextual relationship. Generally, rounded landscape timbers will not be approved because of their lack of stability when used to retain earth, the strong horizontal lines created by the juxtaposition of the timbers, and their general appearance. Retaining walls shall be a minimum of 5' from property lines or only as approved by the Developer/Owner and ARC on a case-by-case basis.
2. The ends of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall requires a railing to comply with building codes, the applicant should consider stepping the wall in a terracing effect to minimize or remove the need for such

railings.

3. Mechanical, electrical, plumbing, etc., and other equipment (compressors, generators, and the like) shall be concealed with plantings or other coverings to maintain the aesthetics for adjacent properties. Mechanical equipment should not be located on the inside-facing yards because of the high visibility, size/clearances, and acoustical issues of such equipment and impact to adjacent properties.
4. Landscaping will usually be required to soften the visual impact of retaining walls, screen walls, and other exposed structures depending on the final detail, heights, etc. of such retaining and screen walls.
5. Trash and recycle receptacles shall be kept inside the garage of the home unless an external trash enclosure is erected to screen the container from view. Bridgewater has established trash enclosure guidelines for specific styles of homes. The guidelines include acceptable materials of construction and dimensions.
 - a. Trash receptacle enclosures must be constructed of solid-panel white PVC.
 - b. Homes with full-size 2 and 3 car garages shall install enclosures not to exceed 4' deep by 6' long by 4' in height when mounted flush with the ground. When mounted on a pad, the enclosure may not exceed 4' 6" in height.
 - c. Homes with "golf cart" garages, where the bump-out is on the end of the home, enclosures may not exceed 5' deep by 6' long by 6' in height.
6. Trash and recycle receptacles may be placed outside at curbside on collection day. They must be returned to their enclosures by the end of the collection day.

Awnings

1. Awnings may be appropriate for rear- or side-yard patios and decks, or even exposed rear entrances. Awnings are not allowed on front or street facing elevations.
2. Awnings must be consistent with the architectural style and scale of the house. The color of the fabric must be compatible with the existing house colors. Exposed frames must be painted to match the trim or the dominant color of the house.

Satellite Dishes

1. To be approved to install a satellite dish, Residents must provide specifications on the size and color of the dish and the location where you propose to install it (ground, wall, roof). Satellite dishes are to be placed at the rear of the home or on the side of the home that has the least public exposure. The ARC reserves the right to deny the request if it is determined that the location of the dish would make it unsightly from the street and if another functioning acceptable location is available. Dishes larger than 1 meter (3' 4") in diameter are not allowed. A maximum of one dish per house is allowed. Landscape screening is required around ground-mounted dishes visible from street or public areas.

Solar Equipment

1. Solar equipment and panels are allowed. Solar collectors and other equipment require ARC approval on a case-by-case basis.
2. A drawing showing location of the unit on the roof showing visibility from streets and neighboring lots must be submitted to the ARC. Solar collectors shall be located as inconspicuously as possible. Collectors are to be placed on the rear of the home or on the side that has the least public exposure. Collectors are to be attached to the roof and not be free-standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the collectors. This camouflage may require completely encasing the collectors. All metal parts are to be painted to match the color of the roof. There is to be a minimum exposure of piping, with no piping running down the side of the dwelling. The ideal installation is one that is laid flat on the roof.
3. Any tree removal required to permit increased solar exposure to the collectors must adhere to Horry County tree removal guidelines.

Landscaping and Site Development

1. Landscaping shall be in accordance with Horry County requirements and these Guidelines. Nothing herein shall be construed to be less than nor to reduce the requirements. Note also that the Developer/Owner and ARC will initially and periodically review the landscape installations of the builders to ensure landscaping is meeting the goals of the Developer/Owner and the community. Landscaping found to be deficient by the Developer/Owner and/or ARC will be required to be replaced and/or upgraded.
2. Landscape design will be integrated into the design of the home, from its inception. Use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation.
3. The ARC may require additional landscaping to create adequate screening and privacy from the street and adjacent lots, and most specifically, areas such as but not limited to drives and walks, decks, patios, mechanical and electrical equipment, etc.
4. Paving and drainage design, including curb and gutter, drainage easements, etc., shall not be altered in any way without the expressed written requests and written approval from the ARC and Horry County (when required). Homebuilders and homeowners shall refer to the recorded and other site development drawings for additional information and requirements including storm water drainage and easements, sewer easements, buffers, swales, flood plains, building setbacks, other specific lot requirements, etc.
5. Buildings and landscape material shall be placed on the site so that the maximum number of desirable trees and other natural features are preserved. The site shall be finish graded for positive drainage away from house and accessory buildings to prevent ponding or soil erosion on the site or adjacent properties.
6. Landscape lighting shall be low intensity, and when used, should be used to accent entrances

and special features. (See Exterior Lighting section above). Overall, high levels of light are not desired or allowed. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings. Exterior lighting shall be shielded from adjacent properties.

7. Elevated rear decks that are visible from the street or to adjacent lots as determined by the ARC must be underpinned with horizontal or diagonal lattice and/or landscaped for screening. Evergreen shrubs are also required for decks 4'-0" or more above grade (when visible from streets).
8. Sod is required for all homes. Sod must be installed prior to closing and shall extend from the back of curb to the front of the house and along the side yards back to the rear line of the house (rear yards also strongly recommended). Corner lots must also sod street side yards. However, mulched, natural areas are permitted on up to 60% of the corner lot street side yard and other side and rear yards and as reviewed and approved by the ARC.
9. Plant material that dies or becomes unsightly after installation must be replaced by approved plants within 30 days of notification by the ARC or HOA.
10. At the discretion of the ARC, landscape screening may be required for service areas, electric and gas meters, HVAC equipment, utility boxes, generators, or as otherwise identified to provide screening from adjacent streets.
11. No fence, wall, hedge, shrub planting, or grades may obstruct vehicular sight distance at any driveway turnout or intersection. No fence, wall, hedge, shrub, or trees may be planted on any street right-of-way except as approved by Horry County, Developer/Owner and/or the ARC.
12. Permanent outdoor clotheslines are not allowed.
13. Each residence may display two (2) lawn ornaments as "yard art". Those, and freestanding flagpoles, lantern poles, flood lights, security lights, fishponds, bird baths, etc., require ARC approval. Items not requiring ARC approval include holiday decorations and political campaign signs provided that such signs are in accordance with standards set forth in the Covenants, the Rules and Regulations of the HOA, ARC and Horry County. For items that do not require approval, the ARC reserves the right to require a homeowner to remove an item if surrounding homeowners complain and if, upon inspection, the ARC considers the item unsightly or a nuisance. Per requirements of the Covenants, **holiday decorations shall be removed within seven (7) days** after such holiday season has ended.
14. Ground cover beds shall contain natural or rubber mulch. Brown, tan, black, gray, or cedar colors are acceptable. **Red mulch is not acceptable.** Pine bark or nuggets are acceptable, but pine straw is not. Use of stone in the beds is acceptable. The average diameter of the stone must be between 1" and 3". Acceptable colors for the stones are various shades of brown, black, and grey. Quartz stones are not acceptable.

Minimum Landscape Requirements

1. The following minimum requirements are only intended as an abbreviated list of landscaping

recommendations and examples, and not intended to be all-inclusive. Builders and homeowners are encouraged to consider a wide range of local indigenous plantings. The ARC also requires that landscaping on each lot be individually designed for the specific lot orientation, size, and architectural style of the home. Unique landscape designs for each home best contributes to the overall community street scape. In summary, the ARC strongly encourages diversity and unique creativeness in the landscape designs for each individual lot and house.

2. Foundation Shrubs - Low Growing

- a. A minimum of 8 plants is required, more if determined by the ARC. These must be maintained at roughly 12"-18" in height.
 - i. Examples include Azalea, Laurel, Holley, Boxwood, Hawthorn, Abelia, Euonymus, Dwarf Buford, Nandina, Pittosporum, etc.

3. Foundation Shrubs - Medium Growing

- a. A minimum of 4 plants is required, more if determined by the ARC. These are to be maintained at roughly 2' - 4' in height.
 - i. Examples include Holly, Boxwood, Aucuba, Camella, Ligustrum, Cleyera, Elaeagnus, Juniper Wax
- b. A minimum of 1 tree, 1.0" to 1.5" caliper with a small root ball.
 - i. Examples include Dogwood, Plum, Cherry, Serviceberry, Merlot Eastern Redbud, Dwarf Red Maple, etc.

THE FOLLOWING PLANTS HAVE BEEN IDENTIFIED AS BEING INVASIVE AND ARE PROHIBITED WITHIN THE BRIDGEWATER COMMUNITY:

- GOLDEN BAMBOO
- CHINESE WISTERIA
- BRADFORD PEAR
- ELANGUS UMBELLATA

Miscellaneous

1. Each homeowner is responsible for maintaining his property so that it does not detract from the overall beauty of the community. Following is a list of areas that are to be reviewed by the homeowner on a regular basis to ensure that their home is in good repair: Landscaping (shrubbery, trees, lawns, etc.); driveways and sidewalks; decks; fences; play equipment; roofing; wood; paint and stain, and trash can enclosure. If at any time the Developer/Owner and/or ARC or the Bridgewater HOA is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the community, representatives of the Developer/Owner/HOA will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after

that time, the repairs have not been made, the Developer/Owner/HOA may take action per the Covenants, and related costs will be charged to the homebuilder or the homeowner.

2. There are many alterations and additions that property owners can make to personalize their home and landscaping. The ones described in these Guidelines are the most common. If the proposed project is not included in the Guidelines, refer to the one that is closest in concept to your project and use it as a guide for preparing your ARC Request Application Form.
3. Most of all, in all that is proposed, consider your neighbors and neighborhood to provide the best aesthetic and quality project possible.
4. These Guidelines are subject to change at the sole discretion of the Declarant and the Architectural Review Committee.