

Hunter's Ridge Landing

Residential Fencing Criteria

1. Wood Fences must be constructed of treated lumber or white vinyl fencing. ✓
2. Fences may be 6 feet high or 4 feet high. These are the only heights allowed, other than the "step down" on lake front lots as described herein. ✓
3. Wooden fences may be painted white, left natural, or given a clear or natural stain. ✓
  - A. Painted fences must be maintained and repainted as needed.
  - B. Natural fences and stained must be pressure washed regularly to avoid weathering. ✓
4. Fencing must have concrete footings. Posts must be 24" deep and post hole 8" in diameter, secured with concrete.
5. Fence must be constructed one foot inside the property line to insure no problems with neighbors, setbacks, and easements. Alternatively, neighbors may agree (in writing with copy of agreement to HOA) to share the cost and maintenance and construct the fence on the property line, provided there are no easements or other restrictions that make such an arrangement unacceptable to the HOA.
6. Fence must begin at each back corner of house.
7. Absolutely NO Chain Link Fences.
8. On lakefront lots, no fence may be closer than 15 feet from the top of the lakebank; furthermore, no six foot fencing may be closer than 40 feet from the top of the lakebank; furthermore, any fencing that transitions from 6' height to 4' height must "step down" said transition over a 10' span either over a gradual regular pattern or in at least 3 "step down" heights (5 1/2', 5', 4 1/2').
9. All fencing plans must be approved by the HOA and must be submitted to neighbors whose property borders any lot line where fencing is planned. ✓
10. Any variance given by the HOA on any fencing plan submitted does not set precedence for other variances, but is given based solely on the time, circumstances, and aesthetics of that particular request.
11. Irrespective of all the above the HOA Architectural Review Committee reserves the right to add additional requirements purely esthetic reasons as set forth in the Covenants and Restrictions. ✓

13. Signage Restriction. Contractors are reminded that no signage is allowed on any lots other than the developer's or its agent's sales signage. If needed, your contractor may erect a lot number sign similar to the ones used by the developer in order to identify the building site to subcontractors.
14. Fences. All fences must be approved by the Architectural Control Committee as to location, material, height, type construction, and finish prior to construction. Any proposed fence must be located on the site plan for the house and lot and, wherever possible, showing how the fence relates to adjacent housing and/or vegetation. Of primary concern is the aesthetic appearance of the fence from the street. Also considered is any negative impact upon neighbors or the community as a whole. Retention of the natural vegetation, particularly trees, is encouraged. Not allowed are: fences over six (6) feet in height above grade; chain link fencing except when used as a pen for pets and kept from street view; fences encroaching on any property line unless, with written permission from the neighboring property owner; fences inside or front yard areas. Fences are to be stained or painted or have a factory finish (such as vinyl fencing) that promotes a longer life and finished appearance. Various types of wood, brick, stone, or vinyl fencing shall be allowed if it meets the above requirements at the sole discretion of the Architectural Control Committee.
15. Roof Pitch. Minimum of 7/12 on primary roof.

All the required items as listed on the Architectural Review Submittal Form may be left with said completed Submittal Form at the Hunter's Ridge Sales Model at the main entrance off Panther Parkway or they may be mailed to the address below:

Architectural Control Committee  
Hunter's Ridge Landing HOA, Inc.  
P.O. Box 36  
Myrtle Beach, SC 29588

HUNTER'S RIDGE LANDING  
ARCHITECTURAL REVIEW CRITERIA  
January, 1999

These requirements are in addition to those stated in the By-Laws and Covenants and Restrictions. The same definitions of Declarant, Directors, Lot, etc. as given in those documents apply here. Any powers reserved herein to the Directors or the Declarant may be assigned to the Architectural Control Committee at their sole discretion.

1. Completion of Construction. The exterior of all homes and other structures must be completed within one (1) year after the date of construction commencement, unless otherwise extended by the Directors of the Association.
2. Utility Facilities. The Declarant reserves the right to approve the necessary construction and installation of utility facilities, including but not limited to, water, cable, TV, electrical service, telephone, and sewerage systems. All residential utility service, telephone, and television lines to residences shall be underground and all fuel tanks must be buried.
3. Onsite Construction. No structures shall be erected, placed, altered, or permitted to remain on any lot other than one single-family dwelling, not more than three (3) stories in height, and any accessory structures customarily incident to the residential use of such lots. No mobile homes, premanufactured homes, modular homes, or homes constructed off-site shall be allowed to be placed on any lot.
4. Swimming Pools. Swimming pools shall not be nearer than twenty (20) feet to any lot line and must be located to the rear of the main dwelling, and shall not project with their coping more than two (2) feet above the established lot grade.
5. Exposed Utility Equipment. All electric transformers, telephone boxes or pedestals, and cable TV boxes or pedestals installed on any lot or on Common Area within fifteen (15) feet of the lot and being between the lot and the paved road shall be screened by the lot owner by the installation of the appropriate landscaping or shrubbery.
6. Accessory Structures. All accessory structures including, but not limited to, storage buildings, garages, pool building, etc., must be aesthetically tasteful and must be approved by the Directors prior to construction.
7. Driveways. All driveways must be paved.
8. Insurances Required of Builders. Any homebuilder utilized by Owner to build single-family homes on any lot within the Subdivision is required to be properly licensed with the state and must submit evidence to the Directors of the following

insurance prior to construction start and which must be maintained during the construction period:

- a) a general liability policy of a minimum of \$1,000,000 coverage, which policy must add as additional insured the Declarant (Developer-Hunter's Ridge of Myrtle Beach, Inc) and the Homeowners Association (Hunter's Ridge Landing HOA, Inc.); this liability coverage can be a part of the builders risk policy or a separate liability or umbrella policies;
- b) Workman's Compensation insurance. Note: the insurance information for Royal Oaks Construction and Covenant Construction is maintained on file and no further evidence is required.

9. Site Plan for Each Lot. All plans submitted to the Directors for Architectural Control as described in the Covenants and Restrictions shall also be accompanied by a site plan showing the proposed location of all structures, driveways, parking spaces, and landscaping to include the number and type of plantings.

10. Statues, Decorative Pieces, Decorations. Non-statues, birdbaths, decorative pieces or recreational or playground equipment shall be allowed in the front or side yard, visible from the street, unless approved by the Directors. All holiday decorations visible to the street shall be aesthetically pleasing and shall be subject to restriction by the Directors in their sole discretion.

11. Application Fee. Upon the submittal of house plan for approval, the designated builder of the lot owner, as they may agree, shall pay a \$1,000.00 application fee payable to the Hunter's Ridge Landing HOA, Inc. This fee shall be refundable should the house plan not be approved. Upon approval of the house plan, this fee is non-refundable and shall be used for processing and administration, enforcement, and/or capital improvements in Common Area at the sole discretion of the Directors. This fee is to be paid prior to construction start.

12. Clearing. If you are simply clearing your lot, you must still give written notice to the Committee of your clearing plans and the name and phone number of your contractor or equipment operator. Caution and safe driving should be used at all times within the site and approaching or leaving the site. By registering your contractor's name and number with Architectural Control, we can better protect your property, your neighbor's property, and the good relations we have with surrounding communities.

Owners are encouraged to help all our property values by being very selective in your tree clearing and site preparation. No "strip clearing" is allowed, and leaving clusters of trees or even entire natural areas (with some under brushing or "touch up") is encouraged. And pay particular attention to your drainage. Swales and ditches must be maintained at their original elevations. Whereas blockage by construction material or by ruts caused by construction vehicles can cause inadequate drainage for everyone.