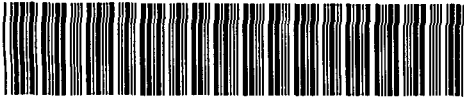


Berkeley County
Cynthia B. Forte
Register of Deeds
Moncks Corner 294616120

00014633 Vol: 8540 Pg: 253



53 2010 0001 4633

Instrument Number: 2010- 00014633

As

Recorded On: July 23, 2010

Restrictive Covenants

Parties: RETREAT AT BERESFORD ARCHITECTURAL REVIE
To

RETREAT AT BERESFORD

Billable Pages: 16

Recorded By: LITTON REAL ESTATE LLC

Num Of Pages: 21

Comment:

**** Examined and Charged as Follows: ****

Restrictive Covenants 26.00
Recording Charge: 26.00

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: Berkeley County, SC

File Information:

Record and Return To:

Document Number: 2010- 00014633
Receipt Number: 285736
Recorded Date/Time: July 23, 2010 03:10:45P
Book-Vol/Pg: Bk-R VI-8540 Pg-253
Cashier / Station: H Sexton / Cash Station 2

LITTON REAL ESTATE LLC
8 NORTH ATLANTIC WHARF
CHARLESTON SC 29401



Cynthia B. Forte

Cynthia B Forte - Register of Deeds

The Retreat at Beresford:
Design Guidelines of the Retreat at
Beresford Architectural Review Board

Berkeley County, South Carolina
Last Revised June 3, 2010

The Retreat at Beresford:

Design Guidelines of the Retreat at Beresford Architectural Review Board

Table of Contents

<u>Section</u>	<u>Page</u>
I. Introduction	1
II. The Neighborhood Design	1
III. Placement of the Dwelling on the Lot	2
IV. Style, Proportion and Massing of the Dwelling	7
V. Architectural Elements and Materials of the Dwelling	8
VI. Landscape Standards.....	10
VII. Submittals to the Retreat at Beresford Architectural Review Board	11
VIII. Construction Guidelines	13
IX. The Retreat at Beresford Architectural Review Board Application Form.....	14
EXHIBIT "A"	

7/22/2010

00014633 Vol: 8540 Pg: 256

I. Introduction and General Information

The Retreat at Beresford has the potential to become one of the most desirable neighborhoods in Berkeley County, South Carolina (the "County"). Through careful planning and design, as well as the coordinated efforts of each homeowner in the community, the Retreat at Beresford will stand above other communities. These Design Guidelines of the Retreat at Beresford Architectural Review Board, as the same may be amended from time to time (the "Guidelines"), are promulgated by the Retreat at Beresford Architectural Review Board (the "RBARB") under the authority vested to the same by the Declaration of Covenants and Restrictions for the Retreat at Beresford and Provisions for an By-Laws of the Retreat at Beresford Owners Association, Inc. recorded August 7, 2006 in the Office of the Register of Deeds for Berkeley County, South Carolina in Book R, Volume 5854, at Page 001 (the "Declaration"), and will help to ensure a cohesive design for the neighborhood without sacrificing the individuality of each home. These standards are meant to ensure, enhance and protect the value of all homes in the Retreat at Beresford. Moreover, these standards are not meant to replace codes, ordinances and/or regulations of applicable governmental bodies, and, as such, it is the applicant's obligation to seek and secure any required approvals of such governmental bodies in addition to complying with the guidelines provided herein.

Any capitalized term used but not defined herein shall have that meaning ascribed to it in the Declaration. These Guidelines make periodic references to standards promulgated for specific groups of Lots. In such cases, those Lots are identified by their respective "Lot Number", the same corresponding with the lot numbers and numbering system shown on that certain plat of the Retreat at Beresford recorded July 20, 2006 in the Office of the Register of Deeds for Berkeley County, South Carolina in Plat Cabinet R, at Pages 109A, 109B and 110A (the "Plat").

II. The Neighborhood Design

- A. The neighborhood should create architectural harmony while still promoting the individuality of each home.
- B. House setbacks, finish floor elevations, and heights should respect the same conditions of neighboring houses.
- C. House styles should be those found in coastal South Carolina villages and towns. Form and detailing should vary from house to house, while still maintaining a cohesive neighborhood scale with a Lowcountry feel.
- D. The neighborhood design shall preserve, protect, complement, and enhance the natural ambiance of the Property.

7/22/2010

00014633 Vol: 8540 Pg: 257

III. Placement of the Dwelling on the Lot

A. Berkeley County Zoning Requirements:

- 1) The property is zoned as a rural single-family district. Permitted uses consist of single family residential dwellings appropriate for the County R-1 zoning classification; and
- 2) If any requirement of this document is in conflict with any mandatory code, regulation or ordinance requirement of an appropriate governmental entity, the mandatory governmental requirement shall govern.

B. Setbacks and Height Limitations:

- 1) Setbacks: Please see **Exhibit "A"** attached hereto for applicable information pertaining to standard setbacks, setback variances as approved by the County Board of Zoning Appeals, and a pertinent lot table;
- 2) Height: Dwellings shall be a maximum thirty-five (35') feet measured to the eave of the structure as defined by all County ordinances¹ and FEMA maps, and, pursuant to County ordinances, antennas, chimneys, flues, vents or other similar structures may extend up to five (5') feet above the maximum specified height.² Dwellings over thirty-five (35') feet in height, as measured under the above-referenced criteria, must be approved according to the provisions of all applicable governmental authorities and the RBARB.³ All houses must be built on crawl spaces. Notwithstanding the foregoing, houses built on **Lot Numbers 1-33 and 64-83** may be built on raised concrete slabs with a minimum first floor elevation of eighteen (18") inches above the Lot's finished grade, and all Lots must have a minimum of two (2) risers from the finished grade to the finished surface of the front porch or entry with hand rails on both sides of said risers and associated steps. All houses built on **Lot Numbers 34-63** must have park under garages and must be designed accordingly to accommodate the same. **NO "SLAB ON GRADE" HOUSES ARE PERMITTED.** Any deviation or variance from the foregoing must be approved in writing by the appropriate governmental body and the RBARB. ;
- 3) Dwellings shall have a minimum first floor ceiling of nine (9') feet; and

¹ Code of Ordinances, Berkeley County § 5.1.10(B).

² Code of Ordinances, Berkeley County § 5.1.10(B).

³ Code of Ordinances, Berkeley County § 5.1.10(B).

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7/22/2010

00014633 Vol: 8540 Pg: 258

- 4) Encroachments into the setbacks shall be as determined by the County zoning ordinance.

C. Tree Preservation:

- 1) In the design and placement of the dwelling on the lot, homeowners and builders are encouraged to maintain as much of the existing site features as reasonably practicable. The preservation of specific trees or groups of trees, as well as other significant landscape features, will enhance the aesthetics and value of the community;
- 2) Trees must be protected in accordance with the local ordinances;
- 3) No tree greater than six (6") inches in caliper, as measured one foot above ground level, may be removed from the site without approval of the RBARB and/or such applicable governmental body, which said approval shall not be unreasonably withheld provided the removal of such tree is necessary for the design and placement of the Dwelling or associated improvements;

D. Watercourses, Bodies of Water and Wetlands:

- 1) For purposes of these guidelines, watercourses and bodies of water are defined to include rivers, streams, creeks and other areas of flowing water, lakes, ponds and other areas of open water. For purposes of these guidelines, wetlands are defined as those areas which are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands typically include swamps, marshes, bogs and similar areas;
- 2) Construction standards:
 - A. No structures may be built in or above existing watercourses and/or bodies of water, unless such structures shall have received all required governmental approvals and the approval of the RBARB.
 - B. The filling or alteration of natural watercourses and/or bodies of water is prohibited except where the appropriate governmental body or bodies shall find such activity is reasonably required to prevent eminent danger of flooding or erosion or where all otherwise required permits for such activity have been obtained and the following conditions are met:

7/22/2010

- i. Watercourses and/or Bodies of Water:
 1. The alteration is part of a comprehensive drainage plan for the site, such plan being approved by the appropriate governmental body;
 2. Such drainage plan is approved by a certified professional engineer; and
 3. Such drainage plan will provide for no significant increase in storm water runoff or siltation during construction and at buildout; as compared to site characteristics prior to any alteration activities, and that such alterations will improve drainage at the site.

- ii. Wetlands:
 1. The alteration of wetlands is discouraged by the RBARB;
 2. Wetland alteration may require permits and approval from certain governmental bodies to include the U.S. Army Corps of Engineers ("ACOE"), the S.C. Department of Health and Environmental Control Office of Ocean and Coastal Resource Management ("OCRM"), and the County.
 3. In all cases an applicant will further seek approval from the BRARB for any wetland alteration to include: pilings; alterations as part of a comprehensive site drainage plan as outlined above; and such interests deemed by the County or such other governmental body to be in the best interest of the public.

- iii. Necessary alterations to Watercourses, Bodies of Water and/or Wetlands may also be made for required roads. Such alteration shall be considered necessary when there is no reasonably available alternative involving a lesser degree of alteration.

7/22/2010

00014633 Vol: 8540 Pg: 260

E. Outbuildings and Free Standing Garages:

Must be in compliance with local ordinances and any external improvements thereon must be of materials and style consistent with the main house.

F. Driveways:

- 1) A maximum of a ten (10') foot width is allowed for driveways. A flared or radius transition to the curb is permitted. The driveway may begin to taper thirty (30') feet from the garage wall to meet the width of garage door(s). However, particular Lot conditions will necessitate an accommodation of driveway flare in regards to the right-of-way width and the Dwelling setback.
- 2) Driveway materials may be concrete, concrete with salt finish, concrete with shell aggregate, colored concrete, brick or concrete pavers. The RBARB may require to submit samples of such materials for a determination of appropriateness as to such material's color and/or finish.
- 3) Only one driveway access point is permitted per lot.

G. Garages and Carports:

- 1) Garages that are situated to the rear of the property, detached or semi-attached garages, side entry garages, or under house garages are encouraged.
- 2) For street facing detached or semi-attached garages, the garage must be set back fifteen (15') feet from the primary front wall of the house (such measurement shall include any dwelling porch).
- 3) For street facing attached/integral garages, the garage should have two (2) carriage-style garage doors a minimum of eight (8') feet in width each separated by a column with a minimum width of twelve (12") inches. Notwithstanding the above, the RBARB will allow a single carriage-style garage door sixteen (16') feet. Street facing attached/integral garages may extend a maximum of eight (8') feet in front of the dwellings front porch, said front porch being mandatory on any home with a street facing attached/integral garage and all such front porches shall have a minimum depth of four (4') feet.
- 4) Side entry and rear entry garages are permitted on corner lots. The house must be the dominant form and the garage wall must not be closer to the street than the primary wall of the house with a minimum set back of twenty (20') feet.

7/22/2010

00014633 Vol: 8540 Pg: 261

H. Fences and Walls:

AS TO FENCE LOCATION, MATERIAL, SIZE AND DESIGN, APPROVAL FROM THE RBARB MUST BE OBTAINED, IN WRITING, PRIOR TO ANY FENCE INSTALLATION.

PROPOSED FENCES SHALL CONFORM SUBSTANTIALLY IN DESIGN AND TO THE MATERIALS OUTLINED IN THE FOLLOWING GUIDELINES.

- 1) Solid fences or walls for privacy from rear property line to front of the dwelling (not including any dwelling porch) are permitted. Fences must return to house with a maximum height of four (4') feet with any non-street facing side fence having a maximum height of six (6') feet. Fences facing any street must be landscaped on the side facing the street.
- 2) All fences and walls must be reviewed by the RBARB.
- 3) Owners are encouraged to have varying designs, but shall be harmonious with the character of the dwelling and neighborhood.
- 4) The finished side of any fence must face out from the lot.

I. Pools and Spas:

Pools will not be allowed outside any dwelling envelope area. Pools decks may encroach outside the building envelope area if no closer than 10 feet to any property line and the location complies with County and applicable governmental body regulations. Pool and pool equipment enclosures must be architecturally related to the dwelling and other structures on the lot in their placement, mass and detail. In reviewing an application for a pool and pool relation improvements the RBARB may consider any impact the same may have on neighboring properties, to include any negative impact on a neighboring property's view. No above ground pools are allowed except wading pools.

J. Play Equipment:

Outdoor play areas, structures and equipment must be located such that the same will have a minimum impact on adjacent lots and be best screened from view by the general public. Play equipment shall be preferred to be located in the middle half of the rear of the lot on the non-street facing side and should not unreasonably obstruct a neighbor's view.

7/22/2010

00014633 Vol: 8540 Pg: 262

K. Services:

Trash storage, utility meters, propane tanks, irrigation pumps, and air conditioning units shall be screened from view to the street by plantings, walls or other element deemed appropriate by the RBARB.

L. Signage:

The RBARB reserves the right to designate and approve a single, uniform color, size, shape, material and design for any sign placed on any Lot, regardless of the duration of time the same is placed on the Lot. The RBARB will promptly notify all Lot Owners of any such designation or amendment thereto, by mailing a copy of such regulation to the mailing address listed in the Berkeley County tax records, or such address listed for such Owner with the Association. Notwithstanding the above, the RBARB reserves the right to approve the size, shape, design, color and material of any sign, placed on the Lot temporarily or otherwise, in the event the RBARB has not passed a uniform regulation regarding the same. In all cases, Lot Owners or their agents may place a single "for sale" sign on any Lot during any period such Lot is marketed for sale by the Lot Owner. However, Lot Owners will not be allowed to place any flagging, window signs, directional signs on any common property or the property of another Owner, or any other additional materials to denote any property is for sale.

M. Sidewalks:

Sidewalks shall be placed adjacent to any street on Lot Numbers 1-52 and may be placed on any common property located between the same.

IV. Style, Proportion and Massing of the Dwelling

A. Home styles may be those similar to what is found in Summerville's historic district, Mt. Pleasant's Old Village, the Wando area and other South Carolina Lowcountry towns and villages.

B. The proportion and massing of the house shall be consistent with the style chosen. **ALL SIDES OF THE HOUSE SHALL BE CONSISTENT IN THIS RESPECT.**

C. Houses shall have a minimum of square footage as follows:

- 1) One thousand five hundred (1,500) heated square feet for single story dwellings;
- 2) One thousand eight hundred (1,800) heated square feet for multi-story dwellings; and

7/22/2010

- 3) Dwellings shall have a minimum of nine (9') foot ceilings on the first floor.

V. Architectural Elements and Materials of the Dwelling

A. Porches:

- 1) Shall contain brick or stucco piers or arches, and shall be infilled with wood lattice or boards. Rear porches can be infilled at base of house;
- 2) Any wood rails and pickets shall be detailed appropriately for the dwelling style;
- 3) Bays shall have vertical proportion relative to the architectural elements of the dwelling;
- 4) Porches, while not a requirement, shall be at least four (4') feet in depth; and
- 5) All front porches shall have railings with pickets and railings with pickets shall be required on both sides of the front steps.

B. Walls:

- 1) Exterior walls shall be finished with wood planks or shingles, tabby shell, cementitious siding or shingles, brick, or stucco (true cement stucco on lath). All profiles, texture, and colors must be approved by the RBARB; and
- 2) All exterior walls must be finished in the same material except where approved by the RBARB.
- 3) Except for architectural brick foundations, the exterior portions of all foundations must be parged and painted the same color as the exterior siding.

C. Trim, Eaves, and Rakes:

- 1) The style of the house is greatly influenced by both the trim and the roof edge details;
- 2) The RBARB will carefully review the depth of the overhang in proportion to the fascia and soffit boards on each dwelling according to the architectural style chosen; and
- 3) Traditional proportion and profiles are encouraged such as: Facias measuring a minimum of 5 ½" X 1 ¼"; Frieze Boards measuring a minimum of 5 ½" X 1 ¼"; Band Boards measuring a minimum of 10" X 1 ¼"; Window Casings measuring a minimum of 1 ¼" X 3 ½" for the sides and top of the same with a 2" minimum sill for all

7/22/2010

street facing elevations and for all other elevations the casing may blend into brick moulding; and all Corner Boards shall measure a minimum of 3 ½" to 5 ½" X 1 ¼" and shall be of smooth wood or cementitious board. Vinyl made be used as the soffit material.

D. Columns and Railings:

- 1) General columns should be eight (8") inch square or eight (8") inch to ten (10") inches in diameter. Two six (6") inch square columns may be used if paired together within twelve (12") inches. Proportion of column size must be approved by the RBARB;
- 2) Columns may be fiberglass or wood, but in no case shall a column be sheathed in vinyl wraps. Column height to width ratios shall be carefully considered by the RBARB; and
- 3) Railing and pickets shall be constructed of wood or PVC and shall be detailed appropriately for the dwelling style.

E. Dormers:

- 1) Dormers shall be in proportion with the dwelling and shall not be oversized;
- 2) Shed dormers are generally appropriate for multiple window configurations;
- 3) Gable dormers are generally appropriate for single window configurations and should be of a vertical proportion relative to the architectural elements of the dwelling.

F. Chimneys:

- 1) Exterior materials for any chimney shall match the foundation material of the house or the siding material of the house; and
- 2) Shed roof bumpout direct vent gas fireplaces are permitted provided the same does not face any street.

G. Roofs:

- 1) All roofs shall be clad in architectural asphalt fiberglass (minimum twenty-five (25) year warranty) shingles, metal and/or wood. RBARB will consider imitation slate upon request;
- 2) Gutters shall be optional;
- 3) Roof slopes for the main body of the house shall generally be from "six (6") inches in twelve (12") inches" to "twelve (12") inches in twelve (12") inches". Porches shall not be less than "three (3") inches in twelve (12") inches"; and

7/22/2010

- 4) Other slopes as may be required by houses in flood zones will be considered on a case by case basis.

H. Windows:

- 1) Windows shall be clear or Low-E glass, tinted or bronze glass shall not be permitted;
- 2) Windows shall be painted wood, aluminum clad wood or vinyl;
- 3) Single or double hung, casements and/or awnings shall be permitted if appropriate for the style of dwelling; and
- 4) Grill-between-the-glass ("GBG"), simulated or true-divided light mullions shall be required. Mullion patterns should be consistent on all elevations.

I. Doors:

- 1) Panel and light configurations shall be appropriate for the style of the dwelling; and
- 2) Exterior doors shall be fiberglass, wood, vinyl clad or aluminum clad.

J. Shutters

- 1) If installed, shutters must be sized appropriately for the window opening width and height.
- 2) Hurricane panels, if used, must be installed in a concealed manner, must not alter the style of the house and must be approved by the RBARB.

K. Mailboxes

All mailboxes shall be of a design approved by the RBARB.

VI. Landscape Standards

- A. The goal of the following landscape standards is to assist the homeowner in developing a landscape that enhances both the community at large as well as the individual lot and dwelling. These guidelines shall promote continuity in the landscape as to the relation of individual lots to each other while allowing for an individuality of each lot.

B. Trees For Individual Lots:

- 1) The Owner shall plant one (1) shade tree with a minimum caliper of two and one-half (2 ½") inches measured one (1') foot above ground level or two (2) flowering trees with diameters of one and one-half (1 ½") inches measured one (1') foot above the ground in

7/22/2010

the front yard. At least one of the above trees must be an evergreen. Palm trees shall not be considered shade trees;

- 2) Each front yard is required to have a minimum of four (4) five (5) gallon evergreen, and not deciduous, shrubs;
- 3) Each front yard is required to have a minimum of ten (10) three (3) gallon shrubs either deciduous or evergreen;
- 4) Any side yard viewable from any street shall, at a minimum, be landscaped with foundation plantings;
- 5) Sod is required in the front yard and any side yard facing the street in lieu of seed. Sod is required within the planted area of any right-of-way;
- 6) Grass seed, sprigs, or strips may be used in non-street facing side and rear yards; and
- 7) All natural or undisturbed areas shall be mulched to a minimum depth of two (2") inches unless pine straw is used which will require a minimum depth of four (4") inches.

C. Irrigation:

- 1) Irrigation systems are encouraged. Any grassed right-of-way area shall be included if an irrigation system is installed. Owner is required to follow County and/or other applicable agency guidelines in designing and installing an irrigation system in any right-of-way; and
- 2) Wells are permitted provided they are enclosed and screened from view. Screening materials and location must be approved by the RBARB.

D. Site Lighting:

- 1) Landscape lighting is permitted provided it does not adversely affect any adjoining property or public right-of-way. Landscape lighting should subtly highlight the important aspects of the house and landscaping; and
- 2) Security lighting is permitted provided it does not affect any adjoining property owners.

VII. Submittals to the Retreat at Beresford Architectural Review Board

- A. The goal of the RBARB is to review the application of plans and specifications to determine compliance with these design standards. The RBARB shall not assume responsibility for the technical aspects, structural

7/22/2010

aspects, or safety of the design nor shall the RBARB assume responsibility for compliance with applicable local building codes, design regulations, ordinances, or laws. Compliance with applicable codes, regulations and ordinances shall be the sole responsibility of the Owner, the Owner's design professional, and/or contractor.

- B. The RBARB will interpret these guidelines at the request of the Owner.
- C. The RBARB reserves the right to grant variances to these standards on the basis of hardship or unusual site conditions.
- D. Schematic submittals shall include:
 - 1) Site plan showing existing hardwood trees over six (6") inches with preliminary house, drive and walkway layout.
 - 2) Schematic floor plans and all elevations with general dimensions and building material description. Elevations shall show grade elevations to scale.
- E. Final construction submittals shall include:
 - 1) Stake out of house on lot prior to clearing;
 - 2) Final site plan showing existing trees over six (6") inches measured one (1') foot above the ground with final house, drive and walkway layout;
 - 3) Final floor plans scaled to one-quarter (1/4") inch equals one (1') foot, all elevations scaled to one-quarter (1/4") inch equal one (1') foot, building sections, exterior material selections and color selections;
 - 4) Sample of material selections with color selections painted on material sample;
 - 5) Detail of fences, walks, drives, porches, columns, steps, rails, eaves and window trim; and
 - 6) Landscape plan (required prior to installation of landscaping on any Lot).
- F. Staff approval:
 - 1) The RBARB will allow an expedited approval process on items it has previously reviewed and requested a minimal change before it could be approved;
 - 2) If an item is to be approved by staff; the same shall be noted at a formal meeting of the RBARB; and

7/22/2010

- 3) Staff approval will consist of approval from the RBARB chairman and one other board member.

G. Appeals Process:

- 1) Any lot buyer and/or homeowner in the Retreat at Beresford who is denied approval on any submittal or portion of a submittal can appeal the decision.
- 2) The appeal should be noted at a formal meeting of the RBARB and will allow the lot buyer to explain and justify the original request at the next formal meeting.

H. Fees:

- 1) A one-time submittal fee of two hundred fifty (\$250.00) dollars shall accompany the initial submittal. A fee of five hundred (\$500.00) dollars shall be charged for renovation or addition submittals.
- 2) A compliance deposit of two thousand five hundred (\$2,500.00) dollars must accompany the submittal, which will be returned after completion of the building as approved by the RBARB.
- 3) Notwithstanding the foregoing, The Ryland Group, Inc. d/b/a Ryland Homes will not be required to submit the one-time submittal fee and the compliance deposit.

- I. The Owner shall submit, or cause to be submitted, three (3) copies of all required drawings for each submittal. One (1) copy will be returned to the Owner at such time as the RBARB takes formal action (i.e. approval, conditional approval with comments/requirements, denial with comments) on the application.

VIII. Construction Guidelines

- A. No construction may take place without a permit from Berkeley County and approval of the plans from the RBARB.
- B. All construction activity must take place within the limits of the subject property. No Storage or parking on adjacent property is permitted.
- C. Each contractor is responsible for site safety and cleanliness. Contractor must provide dumpsters and temporary bathroom facilities as required for construction. Dumpsters and bathroom facilities must be emptied weekly.
- D. No burning, loud music, disturbing activity, etc. is permitted on construction sites.

7/22/2010

- E. All work sites must conform to all applicable laws and ordinances.
- F. No deviations shall be made from the approved drawings submitted to the RBARB without prior written approval of the RBARB. The Owner of the property shall be responsible for correcting deficient, non-compliant and/or non-approved work.
- G. A compliance deposit of \$2,500.00 is required and will be refunded only when work is deemed to be completed and compliant with the approved design and RBARB standards. Refer to compliance statement on RBARB application form.

IX. The Retreat at Beresford Architectural Review Board Application Form

1. Deliver Submittals to:

The Retreat at Beresford Owners Association
 c/o Marei Robinson
 Post Office Box 21150
 Charleston, South Carolina 29413

2. Lot Number:

Lot Address:

3. Owner:

Current Address:

Current Phone:

4. Owner's Representative (Architect or Designer)

Name:

Address:

Phone:

5. Contractor:

Address:

Phone:

6. First Submittal Date:

7/22/2010

Second Submittal Date:

7. Received by:

8. Fee Paid:

*\$500.00 one-time submittal fee

*\$500.00 renovations/additions fee

9. Compliance Deposit:

\$2,500.00

10. Approved on:

11. Approved by:

12. Building Summary:

1st floor heated SF

2nd floor heated SF

Total heated SF

Porch Area

Garage Area

Flood Zone

13. Exterior Colors & Materials:

	Material	Color	Notes
Siding			
Trim			
Doors			
Roof			
Walk			

7/22/2010

Drive		
Other		
Other		

14. Owner's Acknowledgement

I, the undersigned, certify the following:

- a. I am the record owner of the property for which this application is made
- b. I have read and understand the Declaration of Covenants and Restrictions for the Retreat at Beresford and Provisions for and By-Laws of the Retreat at Beresford Owners Association, Inc., dated August 7, 2006 and recorded August 7, 2006 in the Office of the Register of Deeds for Berkeley County, South Carolina in Book 5854, at Page 1 (the "Declaration"); and the Retreat at Beresford: Design Guidelines of the Retreat at Beresford Architectural Review Board (the "Guidelines") and have made every effort to comply with them.
- c. I will be responsible for all construction activity on my property.
- d. In the event that construction does not conform to the Declaration and/or the Guidelines and any documents that I have submitted to the Architectural Review Board for final approval, I understand that I may forfeit all or part of my compliance deposit and may be liable for penalties in excess of the total deposit as well as be responsible for making the structure conmply with plans approved by the RBARB.

Owner: _____

Date: _____

EXHIBIT "A"

Setbacks, setback variances, and lot table.

Setbacks, variances, etc. currently pending approval of Berkeley County and shall be supplied at a later date.

