

ARCHITECTURAL REVIEW BOARD
The Landing at Grande Oaks and The Landing at Grande Oaks
Homeowners Association, Inc.

GUIDELINES

Review and Approval of Plans and Landscape Plans: Any person desiring to make any improvement, alteration or change to their residence must submit the plans and specifications therefore which plan shall include but are not limited to the following:

1. A site plan showing the location of all proposed and existing structures on the Lot including building setbacks, open space, driveways and walkways (this shall specifically include the location of any satellite dish or disk.
2. A floor plan
3. Exterior elevations of all proposed structures and alterations to existing structures, as such structures will appear after all backfilling and landscaping are completed.
4. Specifications of materials, color scheme, lighting schemes and other details affecting the exterior appearance of all proposed structures and alterations to existing structures.
5. Plans for grading.
6. Fence Specifications – Four-foot black picket along the wetlands and pond and six-foot white vinyl for the interior lots. Please ensure to provide drainage information and the fences come off the rear corners. Owners are responsible for landscape maintenance within the fenced area.
7. Satellite Dishes must be approved and cannot be installed on structure of residence.

The plans and specifications shall be submitted to the Declarant or LGOARB which shall evaluate such plans and specifications.



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Request for ARB Approval for Home Improvement or Modification

PLEASE NOTE THAT NO REQUEST WILL BE CONSIDERED WITHOUT COPY OF PLAT AND COMPLETE PROJECT DETAILS!

The following is to be completed by the Homeowner:

Name of Homeowner _____ Date _____

Address of Property _____ Telephone _____

Description of Request _____

**Any approved fencing must maintain 3" of clearance from the final grade and may not alter or change drainage in anyway.*

Start date of Project _____ Estimated Completion Date _____

In order to process your request within 30 days, please note the following:

- Payment of all Association fees must be current (past and current years).
- No violations or outstanding fines are to be associated with your property.
- A copy of the plat or a detailed sketch showing the modifications or additions with dimensions must be attached.

Important: Approval from The Landing at Grande Oaks ARB Committee does not exclude homeowners from obtaining the required permits and encroachment approvals for utility and drainage easements from the City of Charleston for modifications. Copies of approved plans, building permits and zoning approvals must be submitted to the ARB Committee prior to commencement of any improvements or modifications. The ARB Committee reserves the right to impose fines and require the removal of structures that have not been reviewed and approved by the Committee.

Signature of Homeowner: _____ Date: _____

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Please submit this application and required documents to: The Landing at Grande Oaks Home Owners Association, C/O Spectrum Properties, Inc., attn: Carol Redick 1126 Lango Ave, Charleston, SC 29407; Tel: (843) 766-1606 x. 104; Fax: 852-3400 email: credick@spectrumproperties.biz

- Approved**
 Denied

TO BE COMPLETED BY The Landing at Grande Oaks ARB:

Date Received by Spectrum Properties: _____

Date received by The Landing at Grande Oaks ARB: _____

Documents Received:

- Application
 Drawings and Descriptions
 Plat

Request approved with the following conditions:

Additional information required:

Not approved for the following reason (s)

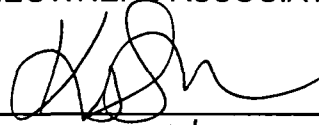
ARB Signatures:

Date of ARB Action _____

Date Homeowner Notified _____

I, the undersigned, do hereby certify that the attached Architectural Review Board Guidelines for Landing at Grande Oaks and Landing at Grande Oaks Homeowners Association, Inc., was duly adopted by the Board of Directors thereof, and execute the Architectural Review Board Guidelines this 30 day of January, 2019.

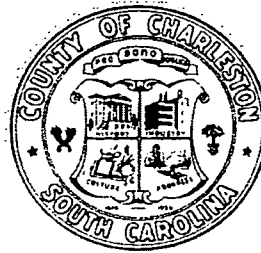
LANDING AT GRANDE OAKS
and
LANDING AT GRANDE OAKS
HOMEOWNERS ASSOCIATION, INC.



Printed Name: Kristen Kuncel

Its: President

RECORDER'S PAGE



NOTE: This page **MUST** remain with the original document

Filed By:

SIMONS & DEAN ATTY AT LAW
 147 WAPPOO CREEK DR
 STE 604
 CHARLESTON SC 29412

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Michael Miller, Register Charleston County, SC		

MAKER:

LANDING @ GRANDE OAKS ETC

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		# of References:	<input type="text"/>

RECIPIENT:

N/A

Note:

Recording Fee	\$ 10.00
Extra Reference Cost	\$ -
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 10.00

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