



The Reserve at Mill Creek OA Architectural Review Board Guidelines August, 2020

As stated in The Reserve at Mill Creek Covenants, any proposed installation, construction or alteration of any structure within The Reserve must be submitted and approved through The Reserve at Mill Creek Architectural Review Board.

ANY WIRE TYPE FENCE INSTALLED WITHOUT APPROVAL WILL RESULT IN AN AUTOMATIC \$100 FINE AND REMOVAL AT OWNERS EXPENSE

WITH THE EXCEPTION OF POLITICAL SIGNAGE, NO SIGN OF ANY KIND SHALL BE ERECTED WITHIN THE RESERVE AT MILL CREEK. THIS INCLUDES FOR SALE & RENT SIGNS. ANY SIGN POSTED WILL RESULT IN AN AUTOMATIC \$50 FINE AND REMOVAL AT OWNERS EXPENSE

Below is a list of items that are required to go through the The Reserve at Mill Creek ARB for approval:

- Exterior antenna of any kind.
- Tree removal that is more than four (4) inches in diameter at a point two (2) feet above ground.
- Subdivision of Unit.
- All play equipment. This includes: play sets, basketball hoops, etc. All play equipment must be in the rear of your lot.
- Exterior color of property.



STRUCTURE: *Structure shall mean and refer to any temporary or permanent improvement upon the Property, including, without limitation, any building or part thereof garage, shed, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, tree, shrub, sign, paint color, shutters or any other items attached to the exterior of a structure. Also, Structure shall mean and refer to any excavation, grading, fill, ditch, diversion dam or other thing which affects the natural flow or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from, upon, or across any portion of the Property.*

Please refer to the below for the required materials for submission:

- Site plan showing the location of all proposed and existing structures, including building setbacks, open space, driveways, walkways and parking spaces.
- A foundation plan.
- A floor plan.
- Exterior elevations of all proposed Structures and alterations to existing Structures.
- Specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed Structures and alterations to existing Structures.
- Plans for landscaping and grading.

Reminder: This is a quick reference/summary and not a complete set of the TRMC ARB Guidelines. *The Reserve At Mill Creek ARB may from time to time adopt, promulgate, amend, revoke and enforce The Reserve Guidelines.*



FENCES: All fencing on properties requires written approval from the ARB prior to being installed.

Approved Fences:

- **Lagoon lots** are permitted Four (4) foot white vinyl Pickett fences or Four (4) foot black aluminum fences.
- **Wooded lots** are permitted Four (4) foot white vinyl fences, or Four (4) foot black aluminum fences. 4 Foot maximum height, unless approved by the ARB.
- **Privacy fences** are never permitted on lagoon lots, and are considered for wooded lots on a case by case basis. Six (6) foot privacy fences are expressly prohibited within The Reserve at Mill Creek.
- Must have flat top. NO SCALLOP.
 - No fences are permitted to be installed on the front of any property. All fences may only be installed within four feet of the rear corners of your main house unless otherwise approved by the ARB.
 - All fences are required to be installed within or on the owner's property line.
 - Fences must be installed with a 5-foot gate to allow for landscaping services to be completed.
 - No fences are permitted to be installed on any easement due to the possible need for access for maintenance.
 - All fences are required to be set in concrete.
 - Residents are required to locate ALL PROPERTY MARKERS before proceeding with installation.
 - If attaching to neighbor's fence, you must have their written approval prior to submitting the ARB application.



OUTDOOR DECORATIVE ITEMS: Installation, display, or presence of exterior decorative items including, but not limited to, statuary, wishing balls, and fountains are prohibited in the front yard and cannot be seen from the street. Yard flags are prohibited, but flags attached to a dwelling are allowed with Board approval. No rocks or gravel of any kind can be used in any landscaping without express approval from the ARB, on a case by case basis.

All play equipment is subject to ARB approval

PLAY EQUIPMENT: Must be located where it is not visible from private or public right of way. This includes:

- Play sets- Maximum height of eleven (11) feet. WOOD ONLY.
- Trampolines are expressly prohibited.
- Basketball Goals – All basketball goals need to be submitted for ARB approval. Basketball goals ARE permitted in driveways, adjacent to driveways with pavers underneath, backyards and one goal per cul-de-sac. Basketball goals in cul-de-sacs must not be blocking the street, cars, emergency vehicles or pedestrian traffic. It cannot be on blocks or be run down. The net must be in perfect condition and the base must be stable and in perfect condition. Basketball goals are NOT permitted on the street (except for one per cul-de-sac), sidewalk or storm drains.
- Ramps- Rear of property and concealed ONLY.

PROPANE TANKS: (utility use)

- Must be submitted to ARB for approval.
- Tank must be completely buried underground.

The Reserve at Mill Creek ARB requires that all approvals be completed thirty (30) days from the construction start date, and that you send Superior Management Services date stamped photos of the completed work.

The Reserve at Mill Creek ARB has up to sixty (60) days to review submittals. Any non- approved installation of the above mentioned are subject to fines and/or correction at the owner's expense as stated in The Reserve Mill Creek Covenants recorded with Beaufort County, SC

