



Architectural Guidelines for Builders and Homeowners

1. EXTERIOR

a. MATERIALS

Siding shall be brick, stone, wood clapboard, cementitious hardboard, cedar shingles or stucco.

Foundation Walls, Piers, and Building Retaining Walls shall be masonry or stucco.

Landscaping Retaining Walls shall be brick, stone, stucco or 6x6 treated wood.

Fences, Garden Walls, and Screen Walls shall be brick, stone, wrought iron, or wood.

Driveways and Sidewalks must be concrete, stone or brick masonry.

b. CONFIGURATIONS AND TECHNIQUES

Building Siding may be constituted of no more than three materials. A predominant material shall be used on a minimum of 75% of the exterior walls. Wall material transitions shall not occur at outside corners.

Clapboard Siding shall be horizontally oriented. Corner boards must be a minimum of 4" wide. Contrasting colors between siding and corner boards are encouraged. Trim, a minimum 3 ½" wide, shall be used at all openings. Mitered corners are permitted.

Shingles shall be horizontally oriented.

Building Color Schemes shall be simple in character. The use of one base color and one or two accent colors is encouraged. Reserve the use of the bright colors for accent features such as an entryway.

Fences on adjacent lots shall be compatible in design, subject to the approval of the Architectural Review Committee. Where a wall or fence on one property meets a wall or fence on another property, it is the responsibility of the latter designer to transition their wall or fence to the height and design of the former. Perimeter rear fences are limited to 72" in height.

2. BUILDING ELEMENTS

a. MATERIALS

Chimneys shall be of a material compatible with the overall material choice of the home.

Porch Railings shall be made of wood or wrought iron.

Porch Floors may be wood, masonry, or concrete. Porches may be enclosed with glass or screens; however, glass enclosures or screens are not permitted at the house front.

Porch Columns or Posts shall be made of wood a solid synthetic material.

Front Steps shall be made of masonry or concrete. Rear steps may be made of wood.

Decks shall be located only in rear yards and where not easily visible from streets or paths, and shall be painted or stained (except walking surfaces which may be left natural).

Awnings are subject to approval by the Architectural Review Committee.

3. ROOFS

a. MATERIALS

Roofs shall be architectural fiberglass 3-tab shingles or better. Ancillary roofs (for porches, window bays, etc.) may be standing seam metal or copper.

Gutters and Down Spouts, when used, are to be aluminum or copper.

Exposed Flashing shall be copper, lead, and anodized aluminum.

Cooper Roofs, Flashing, Gutters and Down Spouts shall be allowed to age naturally and not painted or sealed.

b. CONFIGURATION AND TECHNIQUES

Principal Roofs on all freestanding buildings shall be of a slope 8:12 to 12:12.

Ancillary Roofs (attached to walls or roofs) may be sloped no less than 4:12.

Flat Roofs shall be permitted only when occupiable and accessible from an interior finished room.

Roof Penetrations, except brick chimneys, shall be placed so as not to be easily visible from streets or paths. Roof penetrations, except brick chimneys, shall be painted to match the color of the roof.

4 OPENINGS

a. MATERIALS

Windows shall be aluminum clad or wood and shall be glazed with clear glass. Solid vinyl windows are prohibited. On brick homes, windows must be trimmed with a brick mould. On sided homes, window trim must be 4" nominal width, minimum. Sashes must be wood and have simulated or true-divided lites at front elevation.

Main Entrance Doors shall be wood or wood with glass. All Other Doors (including garage doors) may be wood, fiberglass, steel, or aluminum clad. Doors shall be painted or stained. Storm doors are not permitted at the main entrance.

Window Glazing must be clear, non-tinted glass. Mirrored or tinted heat-reflective glass is not permitted.

5. APPROVAL OF PLANS

a. The Architectural Committee for this Subdivision shall be initially composed of at least three members of Allegheny LLC.

b. In order to prevent duplication of buildings or improvements to be constructed in this Subdivision, the Architectural Committee is vested with full authority to approve or disapprove plans for the construction of any building or improvement when its major features are similar to an existing

building or improvement as to be considered a substantial duplication. The Architectural Committee has the right to refuse to approve any plans, specifications, lot plans or landscape plans, when taking into consideration the suitability of the proposed materials and whether or not it is in harmony with the surroundings and the houses planned or constructed.

c. In the event that the Architectural Committee fails to approve or disapprove plans within thirty (30) days after they have been submitted to it, approval by the Architectural Committee will be presumed, and the covenant not to construct without the Architectural Committee's approval will have been fully complied with; provided, however, nothing herein should be construed as giving an Owner the right to construct a building or improvement except in strict compliance of these restrictions.

d. Application for approval as required shall be made to the Architectural Committee. Prior to the commencement of any construction of any building or improvements, each Owner shall submit to the Architectural Committee, in duplicate, plans and drawings, prepared in a 1/8"=1'-0" scale or larger containing:

- i. Front, rear and side elevations;
- ii. Floor plan(s) with detailed per floor square footage calculation for all conditioned spaces;
- iii. Exterior building material including color and texture;
- iv. Exterior color scheme;
- v. Roofing material, color and pitch;
- vi. Site plan showing (on scale of 1:40 or larger) the foundation of all structures, walks, driveways, fences, parking areas, trees, drainage plans and exterior lighting;
- vii. Landscaping plan of front yard, side yards and rear yard;

e. The documents and other information required to be submitted shall be delivered or mailed to:

Allegheny LLC
Attention: Architectural Review Committee
PO Box 21
Simpsonville, SC 29681

The Architectural Committee shall retain one complete set and the second complete set shall be returned to the applicant, with the Architectural Committee's approval or disapproval clearly noted. Upon reasonable request by any Lot Owner(s), the Architectural Committee may grant its approval for construction in phases so long as the sequence in which less than complete plans are submitted follows a logical order.

f. The Architectural Committee is authorized by a unanimous vote of its members to approve any minor violation of the setback, location and size of improvement if, in its opinion, the restriction causes undue hardship.

g. All residential buildings must be completed in a workmanship-like manner and the construction site at all times must be kept clean and free of debris.

h. No member of the Architectural Committee shall be responsible or liable in any way for any defects in any plans or specifications approved by the Committee, nor for any structural defects in any work done according to such plans and specifications approved by the Committee.

i. All construction by any Owners shall be performed by a licensed contractor or builder.

j. The Architectural Committee shall have the right, at its election, to enter upon any Lot during construction to inspect the work being undertaken in order to determine that it is in conformity with the approved plans and specifications and in a good and workmanlike manner, utilizing approved methods and good quality materials.

k. Once construction has commenced, each Owner shall be responsible for ensuring that such work proceeds at an orderly and timely pace, with no stoppage of work for more than 14 consecutive days to be condoned, acts of God excepted, and be completed, including landscaping, and ready for occupancy within one (1) year from the commencement date.

l. All front yard landscaping shall be completed by the time of closing between a builder and buyer within the Subdivision unless written permission from the Architectural Committee waives the requirement due to seasonality or other extenuating circumstances.

m. Any damage(s) to any street curb or gutter occurring as a result of construction activity relation to any Lot shall be promptly repaired by the Owner of such Lot. If the Owner fails or refuses to complete such repairs, the Architectural Committee shall have the right to delegate such completion, and all costs and expenses incurred in completing such work shall be immediately due by the Lot owner.

n. Each Owner acknowledges that the persons reviewing applications under this Article will change from time to time and that decisions regarding aesthetic matters and interpretation and application of design guidelines, if any, may vary accordingly. Approval of proposals, plans and specifications, or drawings for any work done or proposed, or in connection with any matter requiring approval, shall not be deemed waiver of the right to withhold approval as to any similar proposals, plans, and

specifications, drawings, or other matters whatever subsequently or additionally submitted for approval.

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