

## Improvements Guidelines for Single Family Detached Housing Lots

### **Section 9.07 of the Harbison Declaration of Covenants states:**

- (a) No external addition or alteration to any Structure on, or addition of any Structure to, or improvement of any Lot designated for residential use on which there is a Completed Unit shall be made unless:
- (i) a complete set of plans and specifications in the form prescribed by the Development Guidelines shall have been submitted to the RDRC; and
  - (ii) such plans and specifications have been approved by the RDRC.
- (b) No approval shall be given by an RDRC in violation or contravention of this Declaration, the Development Guidelines or any rule or regulation of the DDRC or the Association.

**Therefore,** property owners are required to submit requests for approval before proceeding with any of the following:

1. erecting a fence
2. installing a pool
3. building a storage shed, play house, dog pen or tree house
4. installing outdoor lighting
5. cutting down a tree that is four (4) inches or more in diameter (measured from a point two feet above ground level)
6. adding on a room, deck or garage
7. changing the exterior color of a house
8. altering the exterior of a house in any way
9. temporary storage units
10. solar energy systems

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Lexington County R.O.D. Tina Guerry  
RESTRICTIONS Bk:Pg 20509:301



Request forms are available at the Harbison Community/Recreation Center registration desk during regular Center hours.

### **Specific Guidelines**

#### **House painting**

Along with a completed RDRC request form, you must submit color swatches showing the color(s) you are painting your house and trim, if the trim will be a different color. If the house color is being changed, please include what the current color is.

#### **Pools**

Residents wishing to install a pool shall submit a complete set of plans and specifications to the Harbison Residential Design Review Committee, including a plat copy with the intended location of the pool and the fence. Both in-ground and above ground pools may be built however, different fencing is required for the two types. The pool must be enclosed with fencing that prevents the entry of unauthorized persons. In addition, fencing for an above-ground pool must screen the pool from view from surrounding properties and streets at ground level.

#### **Lighting**

1. A resident wishing to install a light in the backyard must obtain approval from the Harbison Community Association Residential Design Review Committee (RDRC)
2. The request for approval must indicate the position of the light on a plan of the property.
3. Light poles cannot be higher than 10 feet, with the light itself no higher than nine feet
4. The light beam must be confined to the resident's property and must not shine into neighboring houses.
5. Light fixtures should match Harbison's or the resident's own front fixture.
6. The light cannot be mounted on a telephone type pole only on a standard SCE&G pole.

#### **Storage sheds, playhouses, dog pens and tree houses**

A resident wishing to add a storage shed, a playhouse, dog pen or tree house to his/her property must submit a complete set of plans, specifications and descriptions to the Harbison Residential Design Review Committee. This shall include a plat copy with the intended location of the addition. The walls and roof of storage sheds and playhouses must conform to, or be compatible with, the main dwelling with respect to construction materials and color or stain.

## **Fencing**

### **SAMPLE ILLUSTRATIONS AVAILABLE ON LAST PAGE**

Residents wishing to erect a fence on any single-family lot must obtain approval from the Harbison Community Association's Residential Design Review Committee (RDRC). The request for approval will need to indicate location of the fence on a plan of the property, and must give drawings and/or descriptions adequate to show the design, color and height. Additionally, the request must indicate whether the intention of building a fence and the type of fence has been discussed with the neighbors on each side, so as to avoid problems at a future stage when a neighbor may wish to install a fence. The following types of fences may be permitted, depending upon the particular situation:

**CHAIN LINK FENCES** are **NOT** permitted on single-family housing lots in Harbison.

**TRANSPARENT FENCES**, such as split rail, picket or plant material hedge, may be installed up to a maximum height of four feet and up to the property line on all sides, except along greenways, where in certain applications/locations, it may be necessary to set it back the width of the utility easement.

**SOLID FENCING**, includes stockade fencing, board and batten, shadow box, brick, louver panel, etc. Along the street sides or along greenways, solid fencing, in certain applications/locations it may be necessary to set it back the width of the utility easement, unless screened by existing public hedgerows, then it shall be placed to the inside of the hedgerows with sufficient clearance to permit access for maintenance. Solid fences shall be a maximum height of six feet. All lumber shall be pressure treated and or painted wood. Minimum dimensions for lumber in this type of fencing shall be:

Pickets	1" Nominal Thickness
Rails	2" x 4" 3 rails for 6' height
Posts	4" x 4" 18" to 24" in ground

Additionally, all posts shall be no further than 8 feet apart on center.

**Type A**-When of the same architecture of the house, solid fencing may be built in the front yard up to a maximum of 18 feet from the front of the house.

**Type B**-Solid fences blending with the main material of the house, but not of the same architecture as the house must be kept behind the front line of the house.

**Type C**-Solid fences of a different material as the house and a different architecture, but visually in harmony with the house must be kept behind the rear line of the house.

**SPLIT RAIL FENCING**, wire backed with 2"x4" welded mesh placed on the inside, will be allowed. It may be 2-rail or 3-rail type. It shall not exceed four feet in height, and the mesh shall not project above the top rail. Two-rail fence is recommended for three feet height and 3-rail for four feet height. Wire backed split rail fencing shall follow the location rules for solid fencing of Type C. Where the fence faces a street or greenway, a covering planting shall be started as early as the planting season permits.

The finished side of all fencing must face the neighbor or the public area. Fences shall be constructed in a neat and workman-like manner. Staining or painting for all fences to match the house trim color is recommended wherever applicable. Types of fencing not mentioned above may be considered on an individual basis. All fencing will be subject to approval by the RDRC on a case-by-case basis. Fencing for animals must comply with the fencing guidelines.

### **CLARIFICATION OF FENCING GUIDELINES AS RELATED TO DOG RUNS**

Dog runs generally must follow the guidelines for fences. If a property owner requests permission to install a commercial, pre-packaged chain link kennel style dog run, the request must include plans as to how the chain link will be totally screened from view by materials or heavy landscaping.

**Use of temporary storage units (PODS, Big Red Box etc.) and/or bulk trash/refuse containers will be allowed only under the following conditions:**

1. Residents/Owners must submit a written request to the Residential Design and Review Committee (RDRC) or the Design Development Review Committee (DDRC) in the case of non-residential property. The request must specify the beginning and ending dates that the unit will be on the property.
2. Units must be placed on the driveway of the property...not in the yard or the street.
3. Units may remain on the property for no more than 30 days (total).
4. If permission is not obtained prior to placement on the property, then the 30 day limit will begin from the first day of rental as specified on the contract with the storage company. Under this provision the resident or business must submit a copy of the rental agreement no later than the close of the next business day.

**Solar Energy Systems**

Because such installation would be a modification to an existing structure, the DDRC's approval is required. (REF: HCA Covenants - Article VIII, Section 8.07) Homeowners with property subject to any "sub-homeowner association (HOA)" must provide evidence that this installation has been reviewed and approved prior to the Homeowner submitting an application to the DDRC for its written approval prior to proceeding. Such construction and installation must be in compliance with the following guidelines:

1. The Solar Energy System (SES) shall be installed and secured in a manner that complies with all applicable town, city, county, state and federal laws and

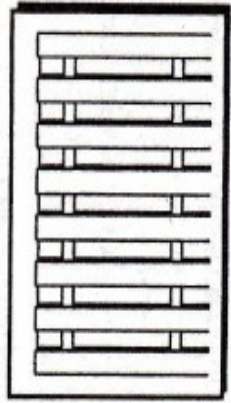
regulations along with any public utility requirements. The design and installation of SES must comply with all applicable building codes and permit requirements.

2. Neither the DDRC nor the HCA Board of Directors is liable to the property owners for roof damage or for affecting roof warranties. The HCA and its DDRC have no expertise or special knowledge regarding such systems and therefore the DDRC's approval for installation of any such device or system is not a representation that the system chosen by a property owner meets expectations, including efficiency, safety, maintenance, etc. Therefore, the property owner assumes and bears all risks regarding installation and use of such a system.
3. For any dwelling unit attached to another, the homeowner requesting to install the SES must receive the written permission of all homeowners attached to the requesting homeowner's unit (at the time of installation) as well as any other homeowner with whom the requesting homeowner shares a common roof (at the time of installation).
4. Property owners shall be solely responsible for the solar panels maintenance, repair, improvement and replacement. The property owners will prevent any unsightly and unkempt condition by properly maintaining a clean appearance of the solar panel and its structure, i.e. no accumulation of debris or animal infestation under the panels, immediate replacement of damaged panels and/or damaged or rusty frames. The property owners will ensure that all surfaces of these devices or equipment, whether painted or colored materials, are properly and timely maintained to prevent peeling and cracking of paint or loss of coloration or other deterioration to the point where the equipment becomes unsightly and/or incompatible with the aesthetic standards of the community.

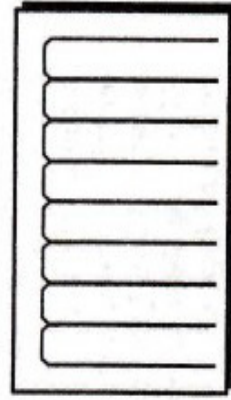
### **Solar Energy Systems, cont'd**

4. The design and installation of the SES should be compatible with the architectural style and aesthetics regarding arrangement, location, size and color. SES design and installation considerations should minimize, to the greatest extent possible, visibility of such systems from the street.
5. Photovoltaic (PV) panels shall have a non-reflective surface, and must be of the highest quality.
6. PV panels shall have the minimum possible parallel clearance from the roof plane, in no event shall such clearance exceed 8 inches, as measured from the roof surface to the top surface of the PV panels.
7. All efforts should be made to have PV panel surface areas match the color of the roof shingles, or be black or dark grey in color. PV panel frames must match the color of the PV panel surface area color. PV panels must be of a contiguous color with no metallic details or connections apparent on or in the panels.
8. An array's (grouping of PV panels) position on any roof plane shall allow for, at minimum, a clearance of 12" from all edges of that roof plane, i.e. ridge line, eave line, gable-end line. The array shall be made parallel to the main roof line(s).
9. PV panels shall be arrayed on the roof in a manner where they present a simple shape (rectangle, square), a balanced look and symmetry where appropriate. In roof area(s) with valleys or "hip" roof-lines, minor "staggering" or "off-setting" of PV panels may occur.
10. All associated cables, connectors, conduits, junction boxes, etc. shall be painted to match the surface on which they are placed. Any required inverters and additional utility meters/equipment shall be concealed from view from the property's frontage.
11. Manufacturer and equipment information, warnings or indication of ownership is allowed on the equipment of the SES, provided these comply with the existing sign Regulations of the Harbison Covenants. (REF: Harbison Covenants - Article XI, Section 11.05)
12. Any tree removal requested to permit increased solar exposure to the PV panels must adhere to the Harbison Covenants tree removal provisions. (REF: Article XI, Section 11.03) The property owner will not request that neighboring properties be compelled to accommodate for solar panel efficiency (i.e. trimming or removal of trees). No topping or removal of trees on HCA common areas and/or greenways shall be allowed.

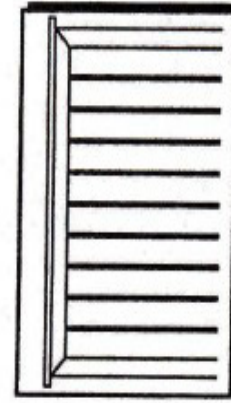
These guidelines are supplementary and are in addition to any and all other Covenants, conditions, restrictions, rules, and guidelines in effect for the Harbison Community Association.



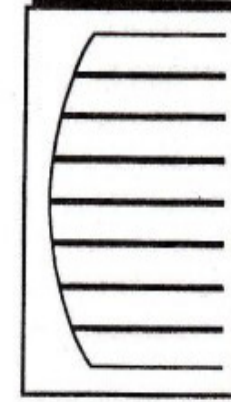
Shadow Box



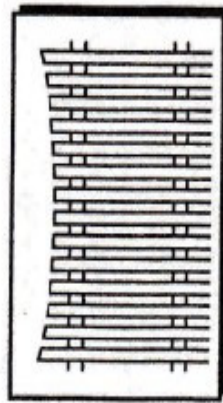
Dog Eared



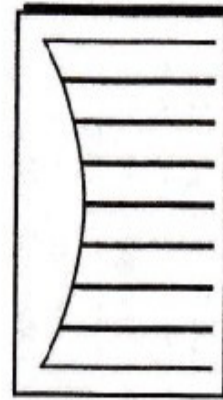
Framed Courtyard with Cap



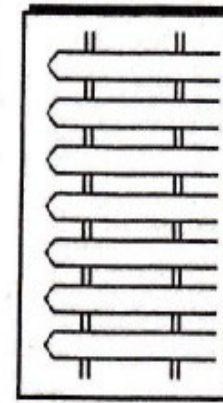
Privacy Arched



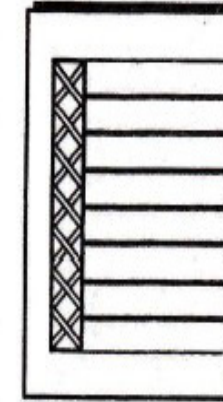
Picket Scalloped



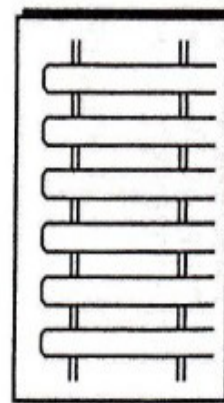
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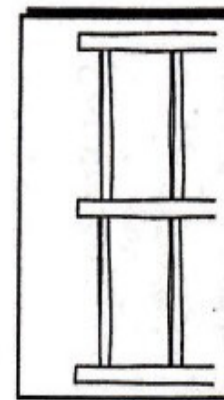
Traditional Picket



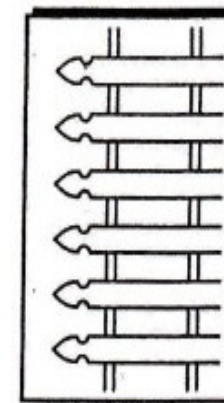
Privacy with Lattice



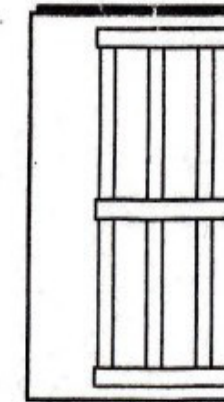
Dog Eared Picket



Split Rail



French Gothic Picket



Ranch Rail