P.O. Box 301, Montmorenci, SC 29803-0301

DEODAR PLANTATION HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE STANDARDS

ACC Standards

Preamble

Deodar Plantation is subject to architectural and environmental review by the Architectural Control Committee (ACC). Each owner acknowledges that the décor, color scheme, and design of his or her home are consistent and harmonious with the other homes in Deodar Plantation. Each owner also agrees to maintain his or her lot and home in such a manner as to maintain and perpetuate visual harmony within the community.

Guidelines

Approval from the ACC is always required before construction begins. Approval from the ACC does not constitute approval from the City of Aiken, and a permit from the City of Aiken does not constitute approval from the ACC. The correct order is first to apply to the ACC for approval, then to the City of Aiken for a permit if required.

1. Storage Sheds and Other Structures

1.1. **Any storage shed, gazebo, pergola, greenhouse, or other added structure must first have approval from the ACC** and contain no more than **168** square feet of floor space.

1.2. Sheds and other structures must be placed on the rear of a fenced lot, at least **10 (ten) feet** from the property lines and must not have any portion of the structure below the side wall height visible from the street.

1.3. Sheds and other structures are to be **single**-story and must not exceed **12 feet** total height at the ridge.

1.4. Sheds and other structures must not have a cinder block exterior surface; wood, metal, or resin/plastic are acceptable.

1.5. Sheds and other structures must be painted a neutral color to match the fence or the color of the home and must have the same type and color shingles as the house. Metal roofs are acceptable but must be black or slate gray to match the color of the home.

1.6. Sheds and other structures cannot be sold separately from sale of entire property, including the main dwelling unit and shall not be sublet.

2. Sports Goals and Related Objects

2.1. Permanent basketball goals may not be erected in the front or side yard of the house, and only behind the house at the rear of a fenced yard.

2.2. The basketball goal backboard, net, mounting bracket, and/or post must be kept in useable condition acceptable appearance or it will be removed at the homeowner's expense.

2.3. Portable goals are allowed if stored behind the owner's fence or house when not in use.

2.4. Basketball goals, whether permanent or portable, must be located so that stray basketballs do not become a nuisance in adjacent yards or cause a safety hazard to vehicle traffic.

2.5. Portable goals shall not be used so that play occurs in the street.

2.6. Soccer goals, lacrosse, volleyball, badminton nets or similar recreational items may not be permanently placed in the front yard of the house or so that play occurs in the street. Temporary/portable items may be placed in the front yard during use, so long as play does not become a nuisance in the adjacent yards or cause a safety hazard to vehicle traffic. Such temporary/portable items shall not be left in the front yard when not in use.

3. Patio Covers

3.1. **All patio covers must have ACC approval before work begins.**

3.2. Patio covers shall be constructed of materials that complement the house.

3.3. Patio covers may be made of vinyl, aluminum, wood, or fabric.

3.4. If attached to the house, patio covers must be integrated into the existing roof line.

4. Room Additions

4.1. **All room additions mush have ACC approval before work begins.**

4.2. Room additions will only be considered if they are constructed of materials that match the existing siding and are roofed with material matching the rest of the house.

4.3. **A copy of the final city approval must be turned in to the ACC** at the end of the project as part of the ACC approval process.

5. Roofing

5.1. Any re-shingling must be of the color black or gray (slate), classic or architectural, and **must have ACC approval before work begins.**

5.2. Only shingles are allowed on the main living space. No metal roofs are allowed.

6. Exterior Paint

6.1. **Color changes must be approved by the ACC.** Chosen color schemes should be generally expressive of the community's character. The color of brick used on the house and color of neighboring houses are taken into consideration. The use of earth tones and natural colors are encouraged. Bold or primary colors are prohibited.

6.2. All paint and siding must be kept clean and well maintained.

6.3. Any repainting or repair to an original or previously approved color scheme of an existing structure may proceed without application to the ACC. All other painting, repair, and refurbishing work must be submitted to the ACC for approval, including front doors, rear doors, garage doors, siding, trim, eaves, downspouts, shutters and fencing.

7. Front Doors, Storm Windows, and Storm Doors

7.1. Front doors may be stained a natural wood color, or painted the same color as the house trim without application to the ACC. Otherwise, color must follow the guidelines of Section 6, and application needs to be made to the ACC for approval.

7.2. All front-facing storm doors must be full glass. The frames of the storm windows and doors must be of a color compatible with the exterior colors and appearance of the house. Paint colors must follow the guidelines of Section 6.

7.3. All screens on the front door are to be metal framed.

8. Decks

8.1. **All decks must have ACC approval before work begins.**

8.2. Decks may not encroach into any utility easement unless the utility company involved has granted written consent to such encroachment. It shall be the sole responsibility of the homeowner to secure said consent from the respective utility company.

8.3. Decks shall be situated on a lot such that they do not pose a drainage problem to the lot or any neighboring lot.

8.4. Decks shall be level with the rear entry door.

8.5. Decks shall be constructed using only materials approved for such use.

9. Swimming Pools and Hot Tubs

9.1. **All swimming pools and spas must have ACC approval before work begins.**

9.2. A pool or hot tub may not encroach into any easement unless the utility company involved has granted written consent to such encroachment. It shall be the sole responsibility of the homeowner to secure said consent from the respective utility company.

9.2.1. Pools and Hot Tubs:

a. Must meet all building lines and easement restrictions on the recorded plot.
b. May only be placed within the fenced-in portion of the property, and comply with applicable city statues and codes.
c. Must keep tools and equipment screened from public view.

9.3. Above ground hot tubs may be permitted if the spa is self-contained within a frame designed to be mounted on an appropriate slab or support system, and is visually appealing.

9.4. Above ground pool may be permitted if the sidewalls are no taller the 48 inches (4 feet).

10. Antennas

10.1. Small satellite dishes must be installed on the back third of the house or ground whenever possible.

10.2. No radio or citizen band, or television aerial wire or antennas shall be allowed anywhere except those which are fully enclosed within the structures of the home.

10.3. No microwave or other satellite dishes, antennas, receivers, or transmitters are allowed.

11. Exterior Lighting

11.1 Exterior lighting shall be of a wattage or lumen count that will not disturb neighboring homeowners.

11.2. Exterior decorative lights, security lights, or floodlights must be aimed to provide light only to the homeowner's property, and not to shine on any neighboring property.

11.3. Mercury vapor, fluorescent, or sodium halide lights are not permitted.

12. Wind Turbines and Ventilators

12.1. No wind turbines or wind powered electrical generators or pumps shall be allowed.

12.2. Attic ventilators must be finished to complement the roof or trim color.

12.3. They must be kept in good condition, lubricated, near-silent, and without rust or corrosion.

13. Solar Panels

13.1. **All Solar panels must have ACC approval before work begins.**

13.2. Solar panels may be placed on rear-facing roofs and walls flush with the surface on which they are mounted.

13.3. Because some locations within our development are requiring solar panels to be placed in areas other than rear facing roofs, we have revised our standards to address this situation. Homeowners should understand that the size and location of any solar system, is a sensitive subject as it relates to keeping the look and feel of the natural surroundings that our Covenants and Standards seek to protect. The following are general guidelines that will be used in considering any system for approval by the ACC.

13.4. Construction drawings for the proposed installation must be provided. They should be drawn to show the location of any other exterior system components.

13.5. A sample or illustrated brochure of the proposed solar unit, which clearly depicts the unit and defines the material used, should be submitted with application.

13.6. Solar panels, whenever possible should be installed on the plane of the roof (flush mounted).

13.7. Solar panels must be firmly secured to the roof in accordance to local building codes.

13.8. Solar panels or other components not mounted on the roof (ground mounted) must be installed within the specific lot setbacks as indicated by the plot. Ground mounted lots shall be screened/fenced from view, from adjacent properties.

13.9. All exterior plumbing and electrical lines must be painted in a color scheme consistent with the structure and materials adjacent to the pipes.

13.10. If aluminum trim is visible, it shall be anodized or color treated. Approval will be made on a case by case basis. Approval may be granted for some locations and not for others simply based on how dominant the system appears in the view of the neighbors and as judged by the appropriate ACC. If at any time the condition or appearance of the solar system becomes unsightly or in disrepair, the homeowner is responsible for the removal and or repair to bring the home back into compliance with our Covenants and Standards.

14. Fences, Fence Extensions, and Fence Modifications

14.1. **All fences, extensions, and modifications must have ACC approval before work begins.**

14.2. No fence other than wood or vinyl shall be accepted. No chain link fence is permitted on lot.

14.3. No fence shall be taller than six 6 feet from the ground.

14.4. All fences shall have the post and stringers on the back yard side of the fence. Pickets must face out with the exception of shadowbox fences.

14.5. No fence shall be closer than **12 feet** from the front corner of the house unless previously approved by the Board. No fence shall prevent open access to utility meters and electrical equipment and ACC maintains the right to vary the required fence placement prior to approval.

14.6. No fence is permitted on the front side of the house lot.

14.7. Fence treatment must be transparent, brown, or wood-colored stain; vinyl must be white only.

14.8. Rebuilding, replacing, or repairing of the original or previously approved fence of the same color scheme and similar materials and construction details may proceed without an application to the ACC.

14.9. Any staining or varnishing of a fence in a color not previously approved requires ACC approval.

14.10. Fence must be maintained in good condition, with no loose or broken boards, rusty or squeaky hardware or unsightly markings. Replacement boards must be treated to match existing fence in color and style.

15. Holiday Decorations, Flag Poles, and Bird Houses

15.1. Any planned decorative yard accessory, such as sculptures, elaborate bird baths, permanently affixed vertical free-standing flag poles, fountains or other embellishments require ACC approval before installing anywhere in view of the street.

15.2. Permanently affixed bracket-mounted flags placed near the front entry of the home are allowed. No permanent flag poles in front or rear of the home are permitted unless the U.S. Flag Code (36USC10) is followed at all times.

15.3. Pole-mounted bird houses shall not exceed 10 feet in height, and are strictly prohibited in front of the house. Bird houses must be in the back fenced portion of the house.

15.4. Christmas or other festive decorations of a temporary nature for generally recognized holidays may be displayed without ACC approval. Decorations shall not be installed earlier than four weeks prior to the respective holiday, and shall be removed within four weeks following the holiday.

16. Swing Sets, Playhouses, Play structures, Forts and Yard accessories.

16.1. **Any structure in excess of six (6) feet in height must have ACC approval.**

16.2. All structures must be behind the house.

17. Garage Doors and Conversions

17.1. No garage or any portion thereof shall be converted into living space.

17.2. All houses will have a minimum of one working garage door.

17.3. Garage doors which are visible from the street shall remain closed at all times except when vehicles are entering or exiting the garage, or when work or play is taking place in the garage or yard. Doors may remain open **(3-5) inches** at the bottom to allow for air circulation.

18. Window Air Conditioners.

18.1. No window units or wall-types air conditioners are permitted without approval by the Board.

19. Signage, Advertisements, and Billboards

19.1. No signs of any type or size are allowed except one (1) sign of no more than **five (5)** square feet advertising a lot or home for sale or rent and/or a security of not more than **200 square inches** placed in close proximity of the house.

19.2. Signs advertising garage or yard sales are allowed for a period of **48 hours before** the posted time of the sale and **two (2) hours** after. Failure to remove them will result in a fine billed to the house owner of the address holding the sale.

20. Window Treatments and Security Doors.

20.1 Windows shall be of clear glass. Tinting must be approved by the ACC. The use of reflective glass, aluminum foil or reflecting tinting is prohibited.

20.2. Window screens and patio screens must be kept in good repair.

20.3. All window treatments (drapes, curtains, blinds, and shutters) must be maintained in good condition, and present an attractive appearance from the street.

20.4. The use of “burglar bars”, steel, wrought iron, or similar fixtures on the exterior of a window or door is prohibited.

20.5. ACC approval is not required for the addition of screen doors that are not located on the front of the house if the material matches, or is similar and complementary to, existing doors on the home.

21. Awnings and Overhangs

21.1. Awnings and overhangs must be approved by the ACC before work begins.

22. Shutter Guidelines

22.1. **Shutter must have ACC approval before installation**.

22.2. Shutter must be made of plastic or vinyl.

22.3. Shutters must compliment the color of the home (no bright, gaudy colors).

22.4. Shutters that discolor or deteriorate must be maintained or replaced.

22.5. Shutters should be similar in height to the window.

22.6. Only one shutter is allowed on each side of the window.

23. Mailboxes and Newspaper Tubes.

23.1. The only mailbox approved for use in Deodar Plantation is: Gibraltar mailboxes by Solar Group, Model E1600B00 (large, black).

23.2. The post should be white, made of wood or plastic, and match the others in Deodar Plantation in design and construction.

23.3. Newspaper tubes must be attached to the mailbox post; steel posts are not permitted.

23.4. Post and mailbox must be kept clean, painted, rust-free and in good repair.

24. Parking

24.1. No house trailer, mobile home, recreational vehicle, non-passenger vehicle and watercraft, are permitted to remain in Deodar Plantation either fully within the driveway or on the street longer than **24 (twenty-four)** hours and is only permitted for the purpose of loading and unloading.

24.2. A recreational vehicle shall not be used for the purpose of permanent human habitation while parked or stored on any residential lot. Temporary parking of a recreational vehicle for housing of temporary guest shall be permitted for a period not to exceed 2 (two) consecutive weeks during any 1 (one) calendar year. The recreational vehicle must be parked entirely in the residential driveway in a safe and orderly condition that does not block any of the sidewalk and it shall not be a hazard to persons or vehicles entering or exiting the driveway, a person passing on the sidewalk, or persons in vehicles passing on any adjoining street.

24.3. Only Utility trailers or boats, 10 feet or smaller, can/must be stored either in the garage or in the fenced back yard, so as not to be seen. Utility trailers or boats are not to be left in the street or driveway for any longer that 24 (twenty-four) hours and may only be in front of the house during loading and unloading.

24.4. Moving, Trash or other containers may not be left in any driveway or on any part of the property for more than 5 (five) days without Board approval. A temporary parking extension permit (TPEP) must be obtained from, and approved by the Board, stating the length of time needed for the extension.

24.5. No tractor-trailer, cabs, or trailers are allowed overnight in Deodar Plantation.

24.6. No automobile, truck, or motorcycle is permitted to be parked or stored between homes, in a backyard, or on any lawn area.

24.7. All vehicles visible from the street must be kept in operating condition, licensed, and in compliance with local and state regulations.

24.8. No vehicle may block, or be parked across from, another resident's driveway.

24.9 Vehicles parked in a driveway must leave reasonable access to the sidewalk.

24.10. Vehicle parked on the street must have all tires on the road.

24.11. No vehicle shall be parked in Deodar Plantation over night with a Farm Tag registration.

25. Clothesline

25.1. All clotheslines are prohibited.

26. Trash Receptacles

26.1. Garage and recycle receptacles may not be put out at the curb before 4:00 p.m. prior to the day of pickup. Garage and recycle receptacles must be concealed in the garage, behind the house, or behind a fence within 24 hours of collection. These receptacles must remain concealed at all other periods.

27. Landscaping/Maintenance

27.1. Any significant changes in landscaping **must be approved by the ACC before work begins.**

27.2. We must be respectful of our neighbors. Lawns shall be kept mowed, edged, and reasonably free of overgrown weeds, all year. Bushes shall be neatly trimmed.

27.3. Grass and shrub clippings should be swept off the street, driveways, and sidewalks. Yard trimmings and clippings may be placed at the curb, either loose or in bags, no earlier than the Thursday afternoon prior to the scheduled city pickup on Tuesday. Curbside days for Deodar Plantation are Thursday afternoon through Tuesday morning before the designated city trash pickup. ***Any dumping afterwards will be a violation.***

27.4. Properties shall maintain a neat, orderly appearance by storing items of temporary use out of sight from the street.

28. Garden Hoses

28.1. No garden hose shall be stored in the front of the home unless it is encased in an enclosed hose reel and stored in an orderly fashion.

29. Animals

29.1 Any animal that causes annoyance by excessive barking or behavior, or disturbs the tranquility or safety of Deodar Plantation shall not be permitted to remain.

29.2. Animal owners are responsible for removing their animal's waste whenever they are off their own property. For sanitation purposes, violators will be fined by the ACC and reported to the City of Aiken.

30. Noise

30.1. Recurring or continuous load music, vehicle mufflers, revving motorcycle engines, etc., which disturb residents and the tranquility of the community in general are not allowed.

31. Fireworks

31.1. Deodar Plantation is in the City of Aiken's jurisdiction; there the City's laws apply to Deodar Plantation's residents. This includes Section 16-6 prohibiting the use of fireworks by stating:

a. *'It shall be unlawful in the city for any person to use, fire, shoot, discharge, sell, offer for sale, store, exchange, give away, or possess any fireworks within the city, except as specifically authorized."*

31.2 Use of fireworks or other failure to follow the stated laws will result in a fine billed to the owner of the address where the violation occurs.

32. Inappropriate Conduct

32.1. Behavior that reflects poorly on the moral fiber of the community (such as public intoxication, inappropriate language, throwing refuse into neighbors' yards and wild parties supported by vehicles for that purpose) shall not be allowed.

33. Variances

33.1. The Board and only the Board may grant variance from the rules and Standards.

34. Contractors

34.1. **All contractors performing work to the exterior of the property requiring ACC approval** must be licensed and must provide the ACC with proof of Insurance prior to starting work.

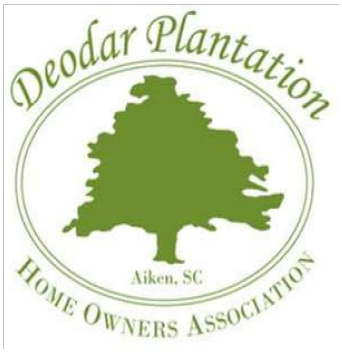
35. Fines

35.1. For Violation of the Governing Documents, the Board may impose sanctions, including Reasonable monetary fines.

35.2. Failure to comply with the architectural and environmental Standards will result in the mailing of a Noncompliance Notice to the property owner requesting that the violation be corrected within **Ten (10) days**.

35.3. If the violation is not corrected the homeowner will receive a second reminder. Violation corrective action must be agreed upon with the Board within **Five (5) days**. If not completed, homeowner will be fined in accordance to the "Deodar Plantation HOA Schedule of Fines" dated July 18, 2018. "Schedule of Fines" and can be found on our website at https://deodarplantation.org.

35.4. Continued disregard for the Standards which necessitates **three (3)** or more Notices for the same or varied offenses to one property will add **a $35.00** administrative fee to the fine.



Deodar Plantation
Board Members

P.O. Box 301, Montmorenci, SC 29803-0301

PENDING _____, email: _____
President

Pending _____, email: _____
Vice-President

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Member-at-Large

October 20, 2026