

WOODSIDE AT WATERS EDGE HOMEOWNERS' ASSOCIATION

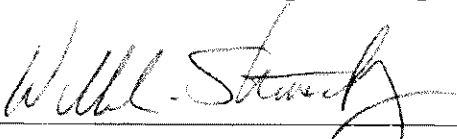
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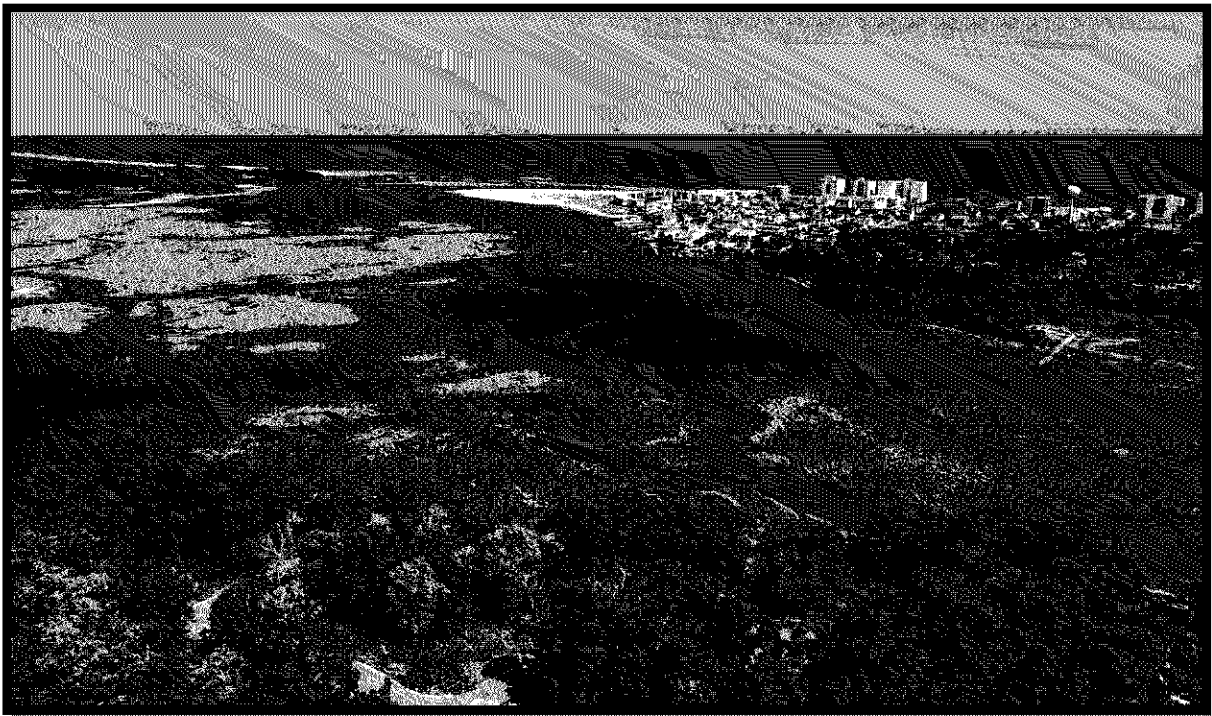
The Architectural Design Standards and Appearance Code of the Woodside at Waters Edge Homeowners Association, Inc. was approved for filing on March 1, 2023.

WOODSIDE AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC.,
A South Carolina non-profit corporation



William Shattuck, President, Board of Directors

Architectural Design Standards and Appearance Code for the Woodside at Waters Edge Homeowners Association, Inc.



Guidelines for the Community
Effective November 1, 2018
Revised March 1, 2023

FORWARD

The Covenants, Conditions and Restrictions (CC&Rs) governing Woodside at Waters Edge Homeowners Association, Inc. provide that all properties shall be properly maintained and that design of building construction and property improvements of any kind require the prior approval of the Architectural Review Committee. The CC&Rs grant authority to adopt rules and procedures to accomplish its objectives. Therefore, the Board of Directors and Architectural Review Committee hereby adopt the Architectural Design Standards and Appearance Code for the Woodside at Waters Edge Homeowners Association, Inc. set forth herein.

These Design Standards and Appearance Code are established for the protection and enjoyment of all Association members and are strictly enforced.

These architectural requirements and procedures supersede and cancel any similar policies and/or guidelines adopted prior. This document may be amended or repealed by the Board of Directors as they deem appropriate.

We welcome constructive comments on this document which should be forwarded in writing to the Management Company Office.

Board of Directors
Woodside at Waters Edge
Homeowners Association, Inc.

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ARC PHILOSOPHY AND REVIEW CRITERIA

All properties within Woodside at Waters Edge Homeowners Association, are subject to the recorded CC&Rs, as well as the restrictions of Horry County/City of North Myrtle Beach, South Carolina as applicable. These restrictions provide that design of building construction or property improvements of any kind require the approval of the Architectural Committee, hereinafter referred to as the Committee. This is in accordance with Article V, "Architecture and Landscaping", of the Declaration of Covenants, Conditions and Restrictions for Woodside at Waters Edge, recorded September 26, 2017, County of Horry in the SC Register of Deeds, Book 4045, Page 3010, Recordation Number 2017000111903.

Woodside at Waters Edge is a unique community which incorporates standard single-family homes. By following these Design Standards and obtaining approvals for proposed improvements from the Committee, owners will be protecting their financial investment and will promote improvements that are compatible with the other homes and property within the community.

The Committee was established to enhance the environmental quality and economic value of all properties within Woodside at Waters Edge Homeowners Association. Their primary function is to review all plans to ensure that the design submitted is harmonious with other structures and the community standard as established by its original construction. Because trends and materials evolve and change over time, provisions for amendments to these regulations are included within this document.

The Committee recognizes that occasionally its policies and the objectives of any individual owner may appear to conflict, however decisions made by the Committee are not based on personal opinion or taste. The following criteria, which represent the general standards of the CC&Rs in more specific terms, are used to determine what designs are acceptable.

ARC REQUIREMENTS

ARC APPLICATIONS

Any proposed exterior improvements must be submitted to the Committee for review and consideration using an Architectural Review Request form (obtain application from Management Office or Website, or the Committee Chairman). No Owner shall make any addition, alteration or improvement to or on any Lot without the prior written consent of the Committee.

QUALIFYING IMPROVEMENTS FOR COMMITTEE REVIEW

Proposed Exterior Improvements include, but are not limited to the following: porch additions and enclosures, outbuildings, utility screens, play sets, above-ground swimming pools, walls, hedges, yard art, statuary, propane tanks, planting or removal of landscaping, staking, clearing, excavation, grading and other site work, exterior alterations of existing improvements, roofing, exterior painting and/or staining, planting or removal of landscaping and trees (collectively, herein referred to as the "Improvements") shall not take place on such Owner's Lot or Home unless and until the Committee has given its prior written approval for such activity.

PROHIBITED ITEMS IN WOODSIDE AT WATERS EDGE

Article IV ("Use Restrictions") and Exhibit C ("Initial Rules and Regulations") of the Woodside at Waters Edge CC&Rs details the initial set of restrictions in the community. Applications to construct or place any of these in Woodside at Waters Edge are automatically deemed to be denied without further requirement for communication of such.

Please note that Rules and Regulations may at any time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by Woodside at Waters Edge Board of Directors in its discretion, considering input from the community and the Committee.

CONFORMANCE WITH CC&RS

The Design Standards and procedures are supplementary to all of the terms and provisions of the Declaration, and shall remain in full force and effect. In the event of any actual or apparent conflict between these procedures and the Declaration, the Declaration shall prevail. Nothing in these Design Standards shall supersede or alter the provisions or requirements of the Declaration. All applications shall be reviewed to ensure that the project is in conformance with the CC&Rs.

ARCHITECTURAL REVIEW CRITERIA

REVIEW CONSIDERATIONS

The Committee will meet as required to review plans submitted for approval. The Committee may require clarification, submission of additional information or material, and the request will be deemed denied until all required information and materials have been submitted. **An incomplete application will be returned to the applicant.**

INFORMATION SUBMITTED BY AN OWNER

Any Owner submitting plans for Committee approval shall be responsible for the verification and accuracy of all dimensions, grade, elevations and the location of key natural terrain features for the Site.

INTERPRETATION OF THE DESIGN STANDARDS

The Committee shall interpret these Design Standards. The Committee reserves the right to waive or vary any of the procedures of Design Standards at its discretion, for good cause shown. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions. See VARIANCES below.

Design Compatibility

The proposed improvement shall be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity (but without repetition) in architectural style, quality of workmanship, use of materials, color and construction details.

Location and Impact on Neighbors

It is suggested that Owners advise neighbors prior to submitting forms for Proposed Improvements. A proposed home or alteration shall relate favorably to the landscape, existing structures and the neighborhood. The primary concerns are privacy, access, view, sunlight, ventilation and drainage. The Committee may request adjacent neighbor input.

Scale

The proposed home or alterations shall relate in scale to adjacent structures and its surroundings.

Exterior Colors

New colors affecting the exterior of a property shall be considered by the Committee on a case by case basis.

Materials

In the case of additions or outbuildings, continuity is established by use of the same or compatible materials as were used in the original house. The options may be limited somewhat by the design and materials of the original house.

ARC REVIEW TIMEFRAME

Per Article V, Section 5.3 (b) ("Procedures") of the CC&Rs, the Committee shall make a determination on each application with thirty (30) days after receipt of a completed Architectural Request Form and submission of all required information, unless the time is extended by mutual agreement. The Committee shall use good faith efforts to make a final determination on each application within forty-five (45) days.

If the Committee fails to respond with a response to the owner within forty-five (45) days after their receipt of a completed application and all required information, the request shall be deemed to be APPROVED.

All decisions of the Committee will be in writing. Oral representation of any decision will not be valid and will not represent the decision of the Committee. Property owners will be notified by the Committee Chairman, the Management Company, or the Board if their plan/project was approved or denied. The Committee may (i) approve the application, with or without conditions; (ii) approve a portion of the application and disapprove other portions; (iii) request additional information; or (iv) disapprove the application.

In the case of disapproval, the Committee may, but shall not be obligated to, specify the reasons for any objections and/or offer suggestions for curing any objections. The burden of developing the design solution and modifications will lie with the Owner and the design professional.

COMMITTEE DECISIONS

Approval with or without Conditions

If the application is approved by the Committee, the Owner and Contractor will receive notification of the approval from the Committee. If the plans are approved with conditions, the Owner and Contractor will receive notification as to the conditions of approval. If approval with conditions is granted, and construction then begins, the commencement of construction shall be deemed approval by the Owner/Contractor of the conditions imposed.

Partial Approval

If the application is partially approved, the Committee will note which items are approved and which items are disapproved. Disapproved items on the application must be corrected and resubmitted. Complete approval with or without conditions must be received from the Committee before any construction may commence.

Request for Additional Information

A request for additional information by the Committee shall be deemed a determination that the information submitted was inadequate. Requested information must be received before the review process will continue.

Disapproval of Application

Denied approval of submitted plans and specifications may be based upon any ground by the Declarant, including purely aesthetic judgment, which in the sole and uncontrolled discretion of the Declarant shall be sufficient. The right of approval reserved to the Declarant herein may be assigned to the Committee, in the sole discretion of the Declarant. If in the judgment of the Committee, the plans submitted do not conform to the intent and requirements of Woodside at Waters Edge's Design Standards, the plans will not be approved.

In the case of disapproval, the Committee may, but shall not be obligated to, specify the reasons for any objections and/or offer suggestions for curing any objections. The burden of developing the design solution will lie with the Owner and the design professional.

STARTING A PROJECT WITHOUT COMMITTEE APPROVAL

When any kind of construction or changes that are governed by this document are done without prior Committee approval, a violation shall be issued, all work shall stop and a Stop Work Notice may be issued. The owner may be fined, lose Woodside at Waters Edge membership privileges and have legal action taken against them. Unapproved construction shall be removed and/or altered as required by the Committee after notice and a hearing.

IMPORTANT:

CONSTRUCTION OF ANY PROJECT IS NOT TO BEGIN UNTIL YOUR PLANS HAVE BEEN APPROVED IN WRITING BY THE ARC COMMITTEE!

VARIANCES

The Committee may grant variances from Woodside at Waters Edge Design Standards when topography, natural obstructions, hardship, or aesthetic and environmental considerations require additional evaluation. Property owners may request a variance but shall provide the Committee with the reason for their request.

Such variances may only be granted, however, when unique circumstances dictate. There shall be reasonable assurance in a variance request that the overall intent of Woodside at Waters Edge Design Standards will be accomplished by the Owner's design as proposed. Owner may request a variance by submitting a written application to the Committee along with the required plans.

Following the variance review, the applicant shall be notified in writing of the Committee's decision by the Committee Chairman, the Management Company, or the Board.

DEVIATION OR CHANGES TO APPROVED PLANS

Any deviation or changes to approved plans shall be subject to Committee approval prior to implementation. A second Architectural Review Request form, with a complete description of the changes or deviations, shall be filed with the Committee or the Management Company.

RE-SUBMITTAL OF DENIED PLANS AND APPEAL

Should the Committee deny any submission; any re-submission shall follow the same procedures as the rejected submittal. Any proposed exterior additions or changes that were not part of the original Architectural Review Request shall be submitted for Committee review and approval.

APPEAL TO THE BOARD OF DIRECTORS

The Owner has the option to make an appeal to the Board of Directors regarding a denial of or condition placed on a proposed improvement to property, by giving written notice of appeal to the Association. The Board shall hear the appeal using the following guidelines:

- If a hearing is requested by the Owner, the Management Company shall send a written notice of the hearing to all parties involved at least fourteen (14) days prior to the hearing date.
- The appeal by the Owner may be in person or writing.
- The Owner may present its position to the Board either in person or in writing prior to the hearing.
- The Board shall decide whether the decision of the Committee be affirmed, overturned, or modified and the findings sent to the unit owner within five (5) business days of the hearing.

OWNER REPRESENTATION

The Owner shall advise all his representatives, including but not limited to, his architect, engineer, contractor, subcontractors, and their employees of the standards and procedures outlined in the CC&Rs and these Design Standards, and all such representatives shall abide by said documents.

NON-LIABILITY OF THE COMMITTEE

Neither the Committee or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every owner or other person who submits plans to the Committee for approval agrees, by said submission, that he will not bring action or suit against the Committee to recover damages or otherwise.

Approval by the Committee shall not be deemed to constitute compliance with the requirements of any local building codes and development regulations, and it shall be the responsibility of the Owner to comply therewith.

LOCAL GOVERNMENTAL AGENCY APPROVAL

Any approval by the Committee shall not relieve the owner from obtaining the prior consent and approval, when necessary, of the appropriate department or commission of Horry County/City of North Myrtle Beach. Additionally, any governmental approvals shall not be binding upon the Association as to whether or not any project shall be approved by the Committee.

Use of any property in the Community and any Improvements must comply with applicable building codes and other governmental requirements and regulations. Approval and permits from Horry County/City of North Myrtle Beach must be obtained where required.

The covenants, conditions and restrictions as established by the Declarant, and as amended by the Association and recorded in Horry County, shall remain in force as legal restrictions governing all construction.

INTERFERENCE WITH UTILITIES

In planning and implementing Proposed Improvements, Owners are responsible for locating all water, sewer, gas, electric, telephone, cable television, irrigation lines, and other utility lines and easements. Owners should not make any Proposed Improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to utility lines. Underground utility lines and easements can be located by visiting the South Carolina Utility Notification Center website at <https://sc811.com> or by calling them directly at (888) 721-7877.

REVIEW OF WORK IN PROGRESS AND/OR COMPLETION OF WORK

The Committee may review all work in progress and/or at completion of work to the extent required to ensure that the improvement(s) complies with all approved plans and/or construction procedures. In addition, the owner's submission of an Architectural Review Request gives permission of member/members of the Committee, Board of Directors and/or Management Company to walk the owner's property to view/inspect the proposed project through completion and final approval.

TIMELINE FOR COMPLETION

Projects are subject to specific time periods for completion. Start and End dates of the construction must be specified on the application for architectural approval. All work must be completed within six (6) months after approval by the Committee. Extensions may be granted by the Committee for justifiable reasons. Unfinished projects may be visually objectionable and pose actual hazards and may also be subject to disciplinary action and/or fines. The Association Board of Directors reserves the right to revoke Committee approval and have any incomplete improvements removed at the homeowners' expense.

WORKMANSHIP

Workmanship is another standard which is applied to all exterior alterations. The quality of work should be equal to or better than that of the surrounding area. Poor workmanship can be visually objectionable to others. Poor workmanship can also create safety hazards. The Association assumes no responsibility for the safety of new construction.

CONSTRUCTION REGULATIONS

Construction Regulations are hereby established to preserve and maintain the quiet enjoyment of the Community, to maintain aesthetics and ensure safety for the Community and to provide reasonable access and controls for construction/contractor activity in order to reasonably minimize inconveniences associated with construction for all Owners and their guests. Owners are fully responsible for the actions of their contractors and any subcontractors, agents or employees thereof.

Contractor – Exterior Work - Hours/Days

All exterior work is limited to the following:

Monday through Friday	7:00 AM to 7:00 PM
Saturday and Sunday	8:00 AM to 7:00 PM

Observed Holidays	Exterior Contractor Work is prohibited on New Year's Day, Easter, Memorial Day, Independence Day, Thanksgiving Day and Christmas Day.
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Materials/Equipment/Vehicles/Parking

Equipment and materials not in daily use shall not be stored on the site. No materials or equipment shall be left in the streets without proper safety precautions and marking with caution tape, cones and/or barricades. Construction and crew vehicles must obey all common courtesy traffic and safety rules, including not blocking driveways, mailboxes, fire hydrants or impeding traffic on streets or sidewalks. Care must be taken to ensure the streets and sidewalks are kept clean and debris free, streets and sidewalks must be swept upon completion of work.

Contractor Conduct

Offensive behavior or language and loud activity or music will not be tolerated. Animals, alcohol, drugs and firearms are not permitted. Violators will be required to leave and may be trespassed from the property entirely.

Damage done by Contractors

Damage to any of the Common Elements or neighboring residences will be the responsibility of the Owner, who will be required to pay for any necessary repairs or replacements.

Violations of these Construction Regulations may result, after Notice and Hearing, in a fine being levied upon the Owner employing the Contractor involved.

COMPLIANCE

Any owner or resident of the community who does not fully comply with this document will be subject to any fine structure and/or legal action which the association may deem appropriate.

OWNER COMPLAINTS

All complaints should be submitted to the Association Management Company, in writing, and must be dated and signed by an Owner. The Association will take all reasonable action to preserve the anonymity of complaining Owners.

NO GUARANTEE OF CONTINUED VIEW

As the community grows and develops, each owner of Woodside at Waters Edge has acquired his/her lot subject with the possibility that the view from such lot may be altered at any time by neighboring properties.

ENFORCEMENT OF THE DECLARATION AND DESIGN STANDARDS

The Association shall have primary responsibility for the enforcement of the architectural requirements of the Declaration and these Design Standards. The Association will investigate written complaints of Owners for violations of the architectural requirements of the Declaration or these Design Standards if such complaints are dated and signed by the Owner. The Association shall use all reasonable means to maintain the anonymity of complaining Owners.

The Association shall be allowed access to the property of the Owner filing the complaint for purposes of verification of the complaint. If a violation is found, the Association shall notify the Owner whose property is in violation, in writing, requesting that appropriate action be taken to achieve compliance. If such Owner does not bring his property into compliance with the Declaration and Design Standards within the time specified by the notice, enforcement action may include fines or other sanctions authorized by the CCRs.

AMENDMENT

As provided in the Declaration and as provided in this document, these Design Standards may at any time, be amended, modified, repealed, reenacted, or otherwise changed by the Board with the advice of the Committee.

OTHER CONSIDERATIONS

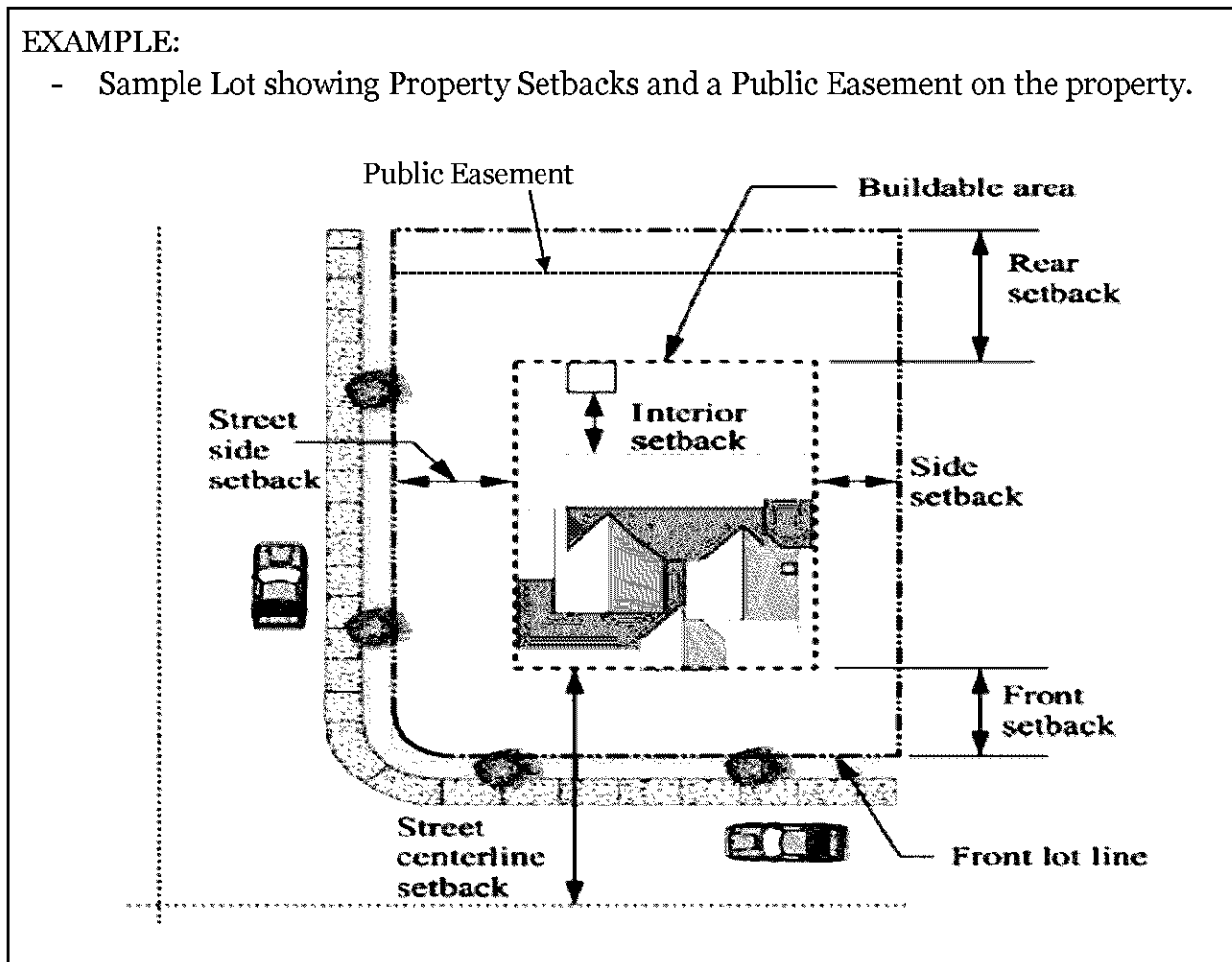
SETBACKS AND EASEMENTS

Minimum setbacks and public and private easements (if applicable) are defined for each home site. No structural improvements shall be permitted within the minimum building setbacks or easements as designated by planning and zoning departments.

A variance request by the owner to the local jurisdiction regarding setbacks may be considered and or required by the Committee, at its sole discretion, pending evaluation of the Home and site plan. The Committee, in its sole discretion may approve or deny the location of any setback or private easement regarding aesthetic considerations, size, shape and location of the Unit. The location of all proposed improvements of the Home shall also conform to all Horry County/City of North Myrtle Beach Zoning and Code requirements and all other applicable Building Codes which may be subject to error, omissions, variance, or change without notice.

EXAMPLE:

- Sample Lot showing Property Setbacks and a Public Easement on the property.



LANDSCAPING SUBMISSIONS

When preparing to landscape rear and side-yards or amending existing landscaping, an Owner must submit a complete landscape plan and schedule per the Design Process as described herein. Installation and maintenance of plant material and other landscape related improvements are an Owner's responsibility.

DRAINAGE

No owner shall interfere with or redirect the natural course or intended flow of any drainage and runoff, nor construct any improvement, place any landscaping, or allow the existence of any condition which will alter the drainage pattern as intended, except to the extent such alteration is approved in writing by the Committee, and any other public authorities having jurisdiction.

Special attention shall be given to proper site surface drainage so that surface waters shall not adversely affect neighboring properties or interfere with natural drainage flows. Surface drainage direction and velocity shall be controlled and slowed by proper placement of landscape elements, ditches, culverts, diverters and other drainage devices. Drainage cannot be changed substantially without Committee approval.

SPECIFIC IMPROVEMENTS – A to Z

The following alphabetical list covers a wide variety of specific types of proposed improvements which Owners typically consider installing. Pertinent information is given as to specifications for each improvement. In some cases, where specifically stated, a type of proposed improvement is prohibited. Please note, however, this listing is not all encompassing for the community. Any proposed improvements which are not listed in this document will still require Committee review and approval.

Unless otherwise specifically stated, drawings or plans for a proposed improvement shall be submitted to the Committee, and the written approval of the Committee must be obtained before the proposed improvement is made. Drawings or plans shall include dimensions, setbacks, types of materials to be used, both elevation and plan views of all proposed expansions or additions. Applications for paint change must be accompanied by small samples or chips of the colors to be approved, along with a written description or visual of the color schemes of adjacent Homes.

ADDITIONS AND EXPANSIONS

All work is subject to obtaining required permits from the City of North Myrtle Beach and/or Horry County.

Submission to the Woodside Architectural Review Committee (the Committee) of detailed plans, specifications, elevation drawings and plan views are required. Provide dimensions, setbacks, roof slopes, etc. Include description of material, colors and styles to be used. Provide paint samples, photos, or brochures of all new building materials.

Additions and expansions must be of the same architectural style and color as that of the original home. The home exterior must match the home's materials and be sufficiently reworked to tie into the home in order to blend the new addition with the existing structure. Roofing must be of a consistent color and type and slope which complement the existing roof line. The original developer provided the same color roofing shingles throughout the Woodside community. This cohesive appearance should be maintained to the extent possible.

A flat roof on any addition is not allowed.

Maintenance, repair, replacement of a home's exterior does not require Committee approval provided it is restored to the original design specification and color scheme.

No garage may be modified into a living space or in such a manner that

prevents the number of automobiles which could have reasonably been parked in the garage as originally constructed.

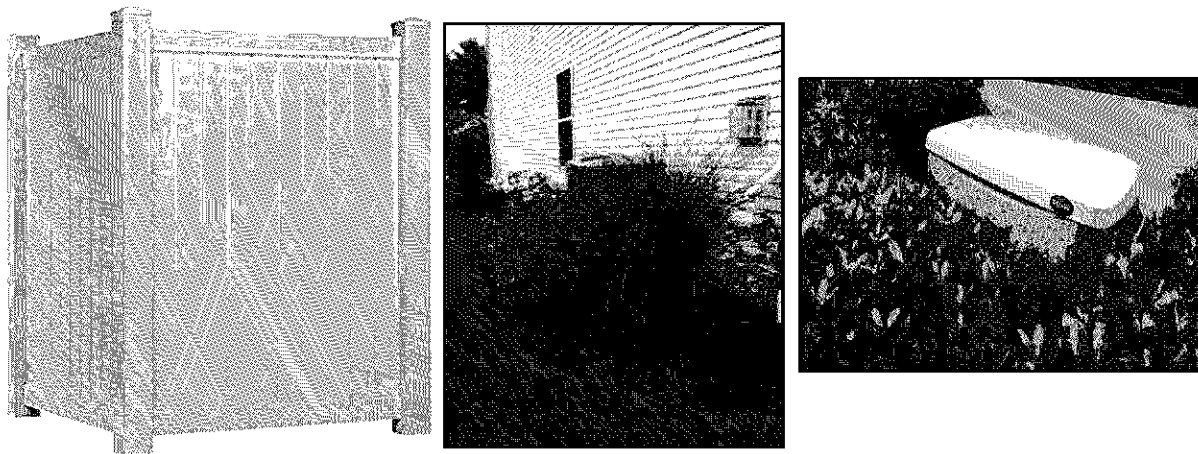
AIR CONDITIONING EQUIPMENT

Committee approval is required. Air conditioning equipment may not be installed in the front yard of a house.

Window air conditioning equipment is not permitted.

Air Conditioners or heat pumps must be screened from the street right-of-way with Committee approved perennials or screening measures. Colors and materials must be included with the application. Care should be taken to ensure structures or plantings do not interfere with air flow or maintenance access. The Committee may determine the type and adequacy of the screening material or device.

See examples below:



Air Conditioning units should be installed in such a way that any noise to adjacent homes is minimized. Installation of air conditioning equipment, on the roof of the home will not be permitted.

ANTENNAS, EXTERIOR/SATELLITE DISH

Satellite dishes, antennas, and similar devices for the transmission of television, radio, satellite, or other signals of any kind, except that (i) satellite dishes designed to receive direct broadcast satellite service which are one meter or less in diameter; (ii) satellite dishes designed to receive video programming services via multipoint distribution services which are one meter or less in diameter or diagonal measurement; and (iii) antennas designed to receive television broadcast signals (i), (ii), and (iii), collectively, "Permitted Devices" shall be permitted; however, any such Permitted Device must be placed in the least conspicuous location on the Unit at which an acceptable quality signal can be received and is not visible from the street, Common Area, or neighboring

property, or is screened from the view of adjacent units in a manner consistent with the community-wide standard and the Architectural Guidelines.

Notwithstanding, anything contained herein to the contrary, the HOA shall have the right, without obligation, to erect or install and maintain satellite dishes, antennas, or similar devices for the benefit of all or a portion of the Community.

ARBORS AND TRELLISES

Committee approval is required prior to installation of any proposed arbor or trellis. The inside height of a proposed arbor or trellis must not exceed nine feet (9'). Arbors must be complementary to the residence.

Professionally prepared plans for Arbors are highly encouraged to expedite the approval process, otherwise a photograph or catalog picture must be provided. All Horry County and/or City of North Myrtle Beach codes must be followed, if applicable.

ARTIFICIAL TURF

Neither Astro-turf nor any other floor covering shall be used on the front porch, patio or any balcony or in place of natural grass.

AWNINGS/SAILS

The only approved specifications for awnings are as follows. No alternate styles will be considered.

- Width of awning must match the patio width.
- Woven, acrylic fabric only.
- Wind sensor must be installed and regularly maintained.
- Maximum of ten-foot extension from the affixed wall is allowed.
- Awnings are not permitted on the front or side portions of the house.
- Awnings must be neutral or earth tones.
- Awnings may be allowed on the rear portion of a home with Committee approval.
- A picture/design of the awning and sample of the material must be submitted with the Architectural Review Request Form for approval.
- No plastic, vinyl, or metal awnings will be allowed.



As a patio cover, Committee approval is required for sails.

- The sail canopy cannot exceed more than ten (10) feet beyond the width of the patio.
- The sail can only be installed in the rear of the house. The view of the sail from the street must be minimized.
- The support poles of the sail canopy must be within the setback dimensions of the property.
- The support poles must be anchored solidly in the ground with concrete.
- Support poles must be painted to match the base or trim of the home.
- Sail color must be neutral or earth tones. The color should not draw attention to the back-patio area.

BARBECUES/OUTDOOR KITCHENS

Portable barbecues do not require approval but must be stored out of view from the street or Common Elements. Constructed barbecue structures must meet all structure setback requirements. Complex barbecue structures may be referred for professional review as necessary. Owner must obtain building permit if applicable and provide a copy of the permit to the Committee prior to beginning work.

Permanent grills must be placed in the rear yard of the house and as far as practical from the adjacent property lines and in accordance with Horry County and/or the City of North Myrtle Beach Fire Codes a distance of no less than five feet (5') from a building roofline.

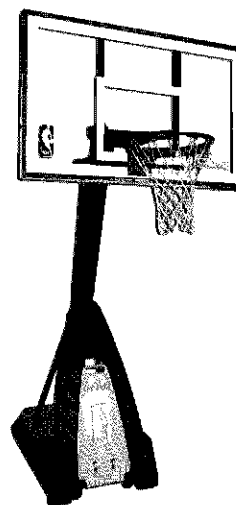
An application is required for permanent grills and must include the following:

- The dimensions of the permanent grill.
- A site plan showing the location of permanent grill.
- A description of the materials and colors to be used.

BASKETBALL GOALS – (PERMANENT AND PORTABLE)

Permanent basketball goals are prohibited within the community.

Portable basketball goals are permitted, but must be stored horizontally in the rear or side yard when not in active use. See samples of portable backboards below.



Active use shall mean the immediate period of time during which there is play. Use of such items shall be limited to the hours of 8:00 am to 9:00 pm. The portable unit cannot be placed in such a manner that it blocks sidewalks and pedestrian walkways. Portable unit should not be placed in any public streets or roadway potentially obstructing traffic or parking patterns.

BIRD HOUSES AND FEEDERS

Bird feeders may not be installed at a location where they could cause a nuisance to the adjoining neighbors. There may be no more than two bird feeders per residence. Bird feeders shall be allowed only in the rear yard.

Purple Martin, similar type "condominium" birdhouses or bat houses are allowed and count as one of the three (3) allowed pieces of yard art and must fit in a thirty-six inch (36") cube. Such houses may be placed on a single pole no bigger than four (4) inches square, no more than twelve feet (12') in height above finish grade and may not be attached to the home.

Poles must be anchored solidly in the ground with concrete. Bird or Bat Houses must be kept in good repair and must be placed in a grounds bed matching others in the rear yard no less than three feet (3') in diameter and no closer than ten feet (10') to the rear property line or any setback or easement line. Birdhouses shall be positioned to not interfere with the use of commercial lawn care equipment.

BUG ZAPPERS

Bug zappers may be used, but only in rear of the house. No large or commercial zappers. Submit to Committee for approval.

CHIMNEYS

Flue pipes may be exposed but must be painted black to blend with the roof. No flue may be placed on the front roof. Chimneys constructed of brick must match the brick of the steps and/or the foundation. No wooden chimneys are allowed.

CLOTHESLINES AND HANGERS

Not permitted.

COMMERCIAL VEHICLES

A commercial vehicle is defined for the purposes of these guidelines as a vehicle designed specifically/configured for commercial use or has a carrying capacity of at least two (2) tons or has equipment racks with equipment attached externally. Examples are school buses, taxis, labor trucks, vehicles with lettering that is not removed while in the Community, vehicles with racks and equipment attached.

Commercial Vehicles are not allowed to park within the community overnight or for more than twenty-four (24) hours except to load or unload or in the course of performing services on property.

Cars, SUVs, Trucks, Passenger Vans or similar standard passenger vehicles with "body wraps" or similar commercial/business logos may be parked on property with prior Board approval. Standard passenger vehicles may have racks or other devices for carrying cargo or sporting equipment if cargo or equipment is not stored on the vehicle for more than twenty-four (24) hours.

Vehicles that are in disrepair, not operable or properly licensed, tagged and registered are not allowed to park within the Community. Vehicles that are stored completely inside a garage with the garage door closed are allowed regardless of type.

Public emergency vehicles, such as police, EMT, fire cars, are permitted at all times in the Properties.

The Board shall have the right to grant variances from the foregoing restrictions on commercial vehicles in cases of hardship which variance may be granted upon such terms and conditions deemed appropriate by the Board.

COMPOST BINS

Compost bins are not permitted.

CORNER VISIBILITY

Compliance with Horry County and/or the City of North Myrtle Beach intersection sight line distance criteria required.

DECKS, PATIOS AND TERRACES

Committee approval is required. Decks must be constructed of wood or other material matching the material of the Home and, if painted, must match the color scheme of the home, unless otherwise approved by the Committee. Decks must be installed as an integral part of the Home and patio area. Construction of decks over easement areas is not permitted.

Dimensions and location must be submitted on drawings. The committee will review lot size as a factor in approval of decks and to also confirm and ensure the maximum surface area on the lot is not exceeded.

Decks, patios and terraces shall be considered an extension of the architecture of the residence and a transition of the architectural mass to the natural forms of the site. Decks, patios and terraces shall be placed on side and rear elevations only. The underside of decks must be enclosed with materials that are consistent with the house.

DOG RUNS, DOG HOUSES, PET/ANIMAL ENCLOSURES OUTSIDE

Dog runs, dog houses or pet/animal enclosures are not permitted.

DOORS

Committee approval is required for the addition or replacement of storm or other type doors to a home. The material shall match existing colors of the home. Security doors or security window bars require Committee approval. The approved existing colors will be white, black and the colors of the approved home colors.

DRIVEWAYS, WALKWAYS AND PARKING

Modifications and extensions to the original driveway, walkways and proposed driveway/walkway coatings must be submitted for Committee review and approval. All driveways shall have a paved, hard surface of concrete only. Asphalt driveways and extensions are not permitted. Stamped and/or textured driveways are not permitted. Driveways, parking areas and walkways in the front of the house shall be brushed concrete with tooled edge, with no bordering required.

Driveway extensions are permitted only to the corners of the garage. Modifications, extensions or additions to the driveway may not exceed three (3) feet in width on either side. Widening the driveway for extra parking space is not permitted. Vehicular parking must be on the driveway or in the garage only. Parking in the front, rear, or side yard is not permitted. Walkways and patios in the rear and side yard may be of other materials if reviewed and approved by the Committee.

EXTERIOR DECORATIVE ITEMS

Any exterior decorative items including, but not limited to: flags, banners, fountains, lawn art, statuary, bird baths, feeders, trellis, arbors, house numbers and ornaments, flower pots, outdoor furniture, wind chimes, catchers and other similar items MAY be displayed in harmony with the natural and surrounding setting. Most items do not require Committee approval. Permitted items that are listed (or similar) in the “Specific Improvements – A-Z” section of this document must receive Committee or Board approval, unless otherwise stated.

Lighted decorative items are also subject to the exterior lighting provisions of this document. Seasonal, special occasion, removable, temporary displays do not require Committee approval. Time limits of 60 days are imposed under the Heading “Holiday Decorations/Display.” Banners/signs are covered under separate provisions of this document and the CCRs.

The Committee will evaluate all questionable exterior decorative objects on the impact upon the adjoining homes and the community at large. The Committee and the HOA Board reserve the right to disapprove any style selections not in keeping with these community standards. The Committee will not judge the aesthetic or artistic merits of any object, but will consider the following factors.

Location: in front yards or items positioned where they can be fully viewed from the street. Also, objects shall not create an adverse impact on the natural environment by their installation or location. Objects shall not create a hazard to public safety or become an “attractive nuisance.” Regardless of location, exterior objects must not substantially intrude by sight, sound, or smell upon adjoining homes or the neighborhood setting.

Size, Scale and Number: Objects must not exceed scale of entranceway and porch, and must not exceed grass lawn in total occupied area. Items must not be so numerous as to present a cluttered or overwhelming appearance.

Color: Objects must not contain colors that are considered excessively bright, overly reflective or luminescent. The colors of an object must compliment the overall appearance of the home and not distract from it in a way that draws excessive attention to the object.

Design and Materials: Items must be compatible in general style and in quality of materials and workmanship with the architectural characteristics of the applicant’s home, adjoining homes, and the neighborhood setting. Objects must be made of suitable natural or man-made materials capable of withstanding outdoor weather conditions and maintaining an attractive appearance. An object may be allowed to become mossy, rusty or weathered only if it is appropriate to such an object and only if it presents an attractive, compatible appearance.

Objects may not contain words and designs that are by their nature, inflammatory, offensive, or vulgar to the community.

EXTERIOR LIGHTING

Owners should keep in mind the impact to neighbors when considering exterior lighting.

Powerful up lights, overly intrusive security lights and such lighting fixtures will likely be denied. Exterior lighting should be limited in purpose to providing light on walkways and, whenever possible, they should be set to turn off when not in use.

All outdoor lighting or outdoor lamp post is subject to Committee approval. In reviewing lighting requests, the Committee will consider the visibility, style, color, size, location and quality of the lighting fixtures for compatibility with the original small black coach lantern and black porch lights installed in all houses. Seasonal, temporary lights display are covered under separate provision of this document and the CCRs. Exterior lighting for security and/or other uses must be directed towards the ground whereby the light cone stays within the property boundaries and the light source does not cast a glare onto adjacent properties.

Lighting of parking areas or walkways to houses may be necessary. Lights must be functional and enhance the overall appearance of a residence, but not disturbing to neighbors or motorists. All light sensitive motion detectors must be adjusted appropriately. Lights shall not be emitted from any Lot which are unreasonably bright or cause unreasonable glare. Landscape lighting will be approved on a case-by-case basis.

Provide the voltage and bulb wattage, along with all dimensions and a picture or drawing with your application. Low voltage, ground landscaping lights do not require Committee approval provided they are conservative in design and are directed towards the house, tree or ground. The Committee can deny approval if such installation results in complaints from neighbors.

Replacement of exterior garage lights will be considered on a case by case basis. A picture, drawing, or sketch of the proposed light(s) must be provided to the Committee for approval prior to installation. Please also include the dimensions, the material and the proposed color of the proposed fixture(s).

Motion Lighting

These will be approved on a case-by-case basis and shall not be pointed in the direction of any neighboring properties causing an unreasonable glare and must be set on the sensor at all times while on.

Outdoor Edison / String and Icicle-Type Lighting



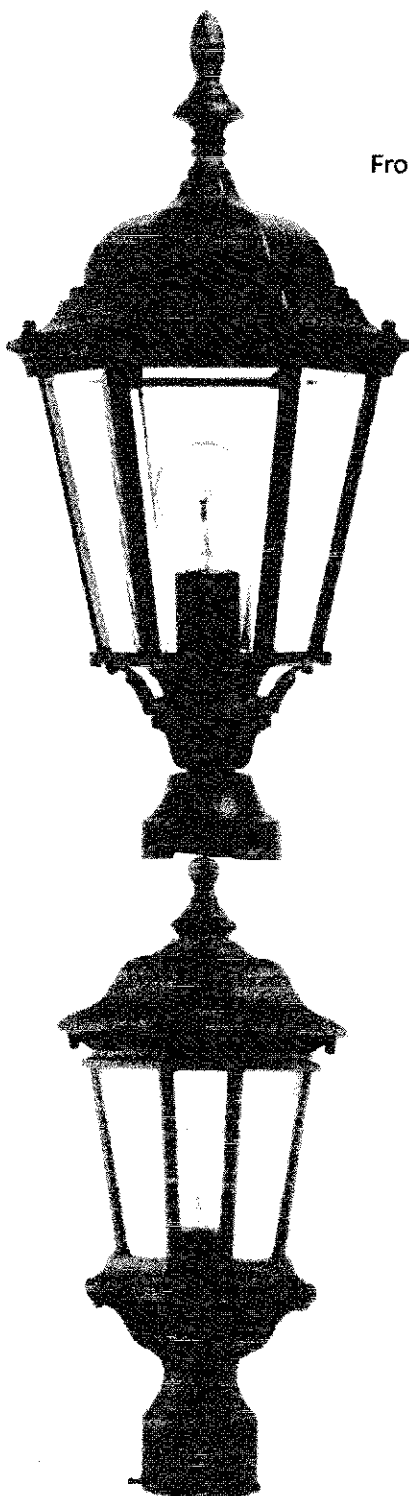
These lights are generally used to light rear patios and screen porches for decorative effect. These lights will be reviewed and approved on a case-by-case basis. Bulbs should be clear and replaced when blown or broken. These lights may be displayed year-round.

Examples of Lamps

Front Yard Lamp Post

Home Depot-----

Lowe's -----



Lamp Post Requirements

Front Yard Lamp Post

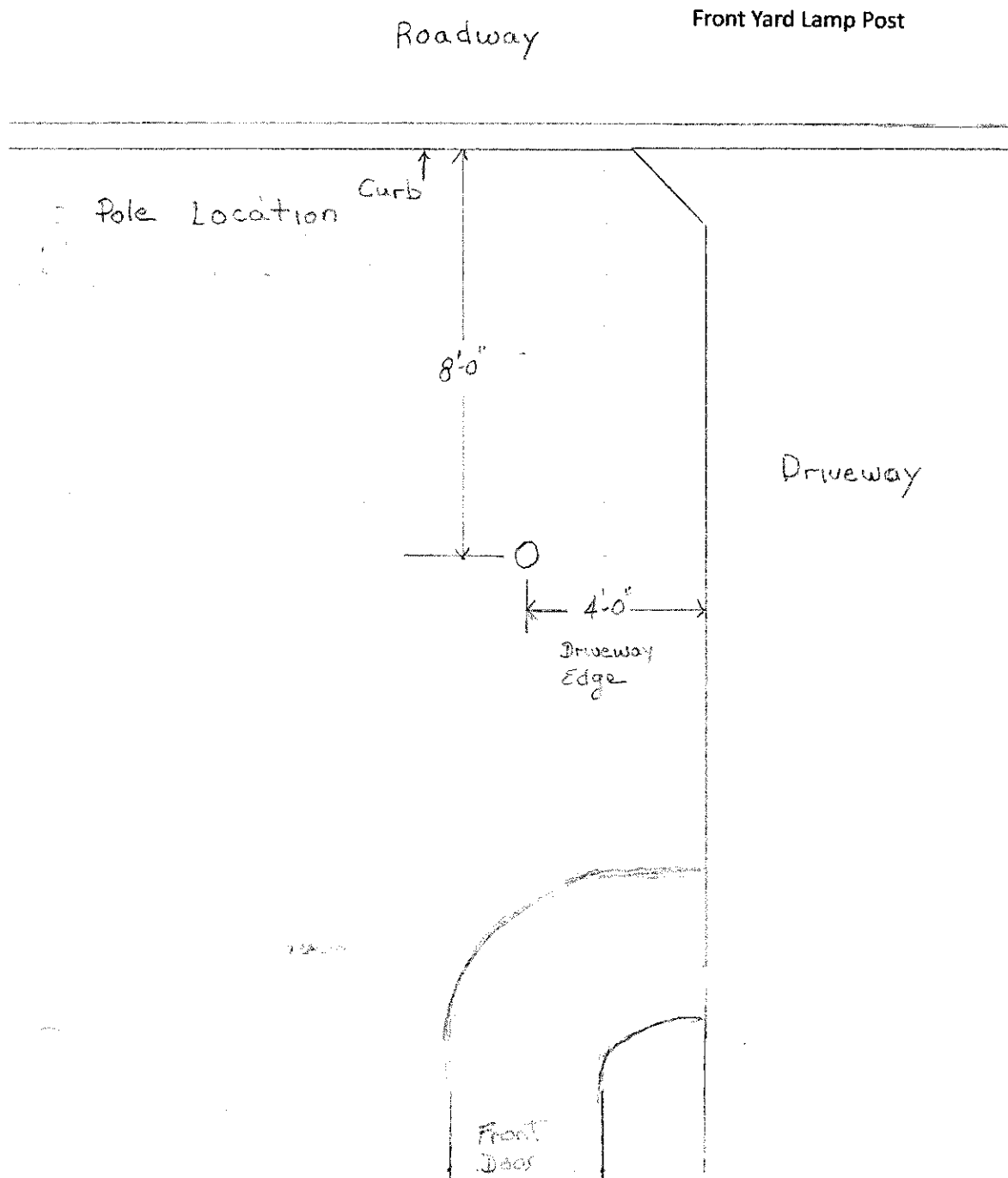
- 1.- City Permit is needed
- 2.- Single Pole & Single Head
- 3.-Flat Black or Satin Finish
- 4.- Single bulb no greater than 60 watts
- 5.- White bulb in color, no substitutes
- 6.- Maximum height top of pole 7'- 86inches
- 7.-120-volt wire must be buried in conduit or PVC pipe at a depth of 18 inches.
- 8.- Low voltage wires must be buried in conduit or PVC pipe at a depth of 12 inches.
- 9.-No chrome or polished brass inserts or trim accents.

Before work begins an A.R.C form must be submitted along with a picture of the lighting fixture.

Instructions for permit application:

1. Go to www.nmb.us
2. On the bottom right side of the page, choose "permitting"
3. Then choose "select"
4. Select "apply online"
5. Create a new account using your email address and a password.
6. Then follow the steps in the process.

If you have any questions, contact our office at (843) 280-5560.



The Committee shall refer to the Board (with recommendations) any lighting installation previously approved that result in complaints from neighbors. The Board will work with the owner to resolve complaints where feasible.

FENCES

Fencing Style and Height Requirements for Specific Waters Edge Lots:

- **EXTERIOR LOTS BACKING TO THE TREE BUFFER**
 - Six foot (6') white vinyl privacy fencing, or
 - **Four foot (4') white vinyl picket fencing**
 - Four foot (4') black aluminum fencing
- **INTERIOR LOTS**
 - Four foot (4') white vinyl picket fencing or (4') black aluminum fencing
 - Previously installed six foot (6') white vinyl privacy fencing is grandfathered; however, it is the intent of the revised regulation to preserve the natural beauty and airflow of the inner lots.

Other Fencing Specifications:

- At least one (1) gate must be installed on the side of the home where the fencing meets the rear corner of the house. Two (2) gates are preferred.
- No fencing is permitted in the front yard. Exception to this is invisible fencing for pets.
- Invisible pet fencing may include any invisible fence on or within the perimeter boundary of an owner's site per the enclosed fencing standards.
- Proposed fencing in the rear of the house may be extended a maximum of thirteen feet (13') beyond the rear corners towards the front of the home. On a corner lot with two road frontages, the 13' extension is measured from the same rear corner of the house that also fronts the road.
- Rear fencing (with no road frontage) must extend to the property lines, except where prohibited by easements.
- Proposed fencing cannot be placed upon any PUBLIC easements.
- Any proposed fencing to be installed in a PRIVATE easement(s) must be reviewed and approved by the Committee.
- Proposed fencing cannot negatively impact or impede the Community drainage plan.
- Owners must locate and arrange to move any irrigation lines, heads, utility services lines or other items impacted by the construction of fencing.
- Owner assumes responsibility for maintenance of lawn inside fenced area. Current Woodside HOA policy is to provide lawn maintenance within fenced back yards that have a gate accommodating commercial lawn mowers; where pets have been contained indoors on scheduled lawn mowing days; and there is no accumulation of pet waste in the yard. This policy may be amended by the Board at any time, **without revision to these Architectural Design Standards and Appearance Code.**

FIREPLACE / FIRE PIT

Exterior fireplaces / fire pits may be located in the rear yard. Exterior fireplaces shall not exceed ten feet (10') in height and shall harmonize with the aesthetics of the Home. Installation of any fireplace or fire pit shall be five feet (5') from any structure.

Owner must obtain Horry County/City of North Myrtle Beach building permit, if applicable and provide a copy of the permit to the Management Company office prior to beginning work.

Due to limitations of lot sizes within Woodside, the outside burning of trash, leaves, debris, yard waste, or other materials, and open, unscreened bonfires are strictly prohibited. **Refer to CCRs Exhibit C.3. (g).**

The owner will be required to remove devices and structures that create excessive smoke or airborne particles, as well as unsightly and large storage of firewood, based on complaints from neighbors. Woodpiles on the ground are prohibited.

FLAGS/FLAGPOLES

Committee approval is not required for flying the U.S. or South Carolina flag from brackets attached to houses or flagpoles. Allowable flags may consist of any of the following: United States flag or other official national flags, state flags, military service flags (Army Navy, Marine, Air Force, Coast Guard or National Guard), military unit designation flags, POW MIA flags, sports teams or religious denomination flags. Flags no larger than 4' x 6' are preapproved. All flags or banners must be kept in good repair.

Flag Poles shall be a single pole no less than 1 1/2" or greater than three inches in diameter and no more than twenty feet in height above finish grade. Vertical poles may not be attached to the home. Up to two (2) flag poles less than six feet (6') in length may be attached to the front facade of the house at the garage door or entry door locations. Poles must be constructed of aluminum, stainless steel or other weather resistant non-corrosive metal. No wood, fiberglass, PVC or similar materials are allowed. Poles must be vertically anchored solidly in the ground with concrete and must be placed in a mulch or grounds bed.

FUEL STORAGE TANKS

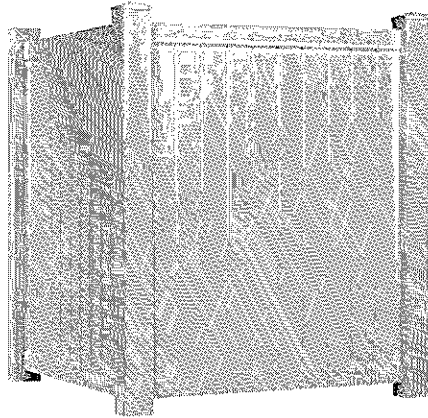
Propane and natural gas storage tanks must be buried.

- All utility lines serving structures located on Lots shall be placed underground.
- Kerosene, gasoline and other fuel storage tanks are prohibited.

GARBAGE CONTAINER – USE AND STORAGE

Garbage and recycling cans must be stored out of view behind the home, in the garage, or in Committee approved garbage storage areas. Trash bin storage areas can be screened from the street right-of-way with Committee approved perennials or screening measures. Colors and materials must be included with the application.

The Committee may determine the type and adequacy of the screening material or device. See approved example of a trash enclosure below:

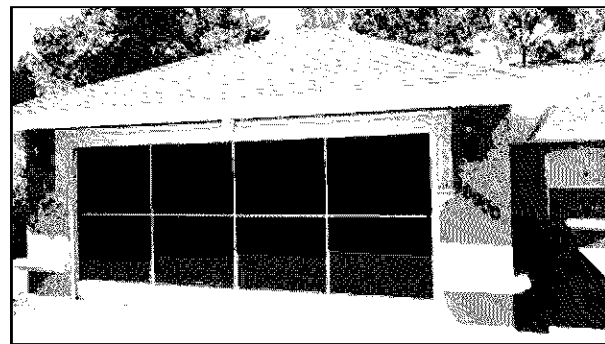
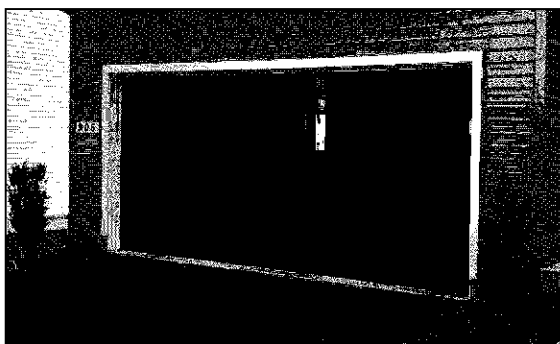


Non-contained garbage, trash, lumber, grass or shrub clippings, plant waste, compost, metal, bulk materials, scrap, or debris of any kind will not be allowed to be stored or to accumulate on any site. All trash containers must have a cover that is resistant to animals and wind. If lid is not secured, container must be kept within an enclosed structure.

The container may be placed at the curb at such times as may be necessary to permit garbage and trash pickup. Trash containers may not be placed at the curb prior to the evening before collection and must be returned to the enclosed structure or inside the garage the day of collection.

GARAGE SCREENS

Committee approval is required for garage screens.

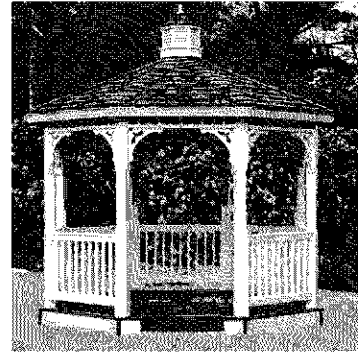
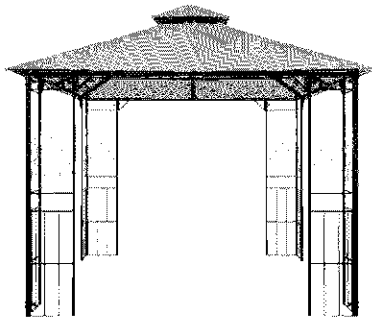


- Garage screens are for temporary use, weather permitting, not to be in permanent view.
- Screening shall be folded, rolled, retracted or otherwise closed or removed at least once every 24-hour period, to permit the garage door to be closed.

- At no time shall garage screening installation prevent the parking of vehicles within the garage.
- Retractable screen installations are recommended.
- All garage screening shall be charcoal or bronze.
- Frame must be black, white or must match the trim or base color of the home.

GAZEBOS

Gazebos are permitted in the rear yard and must be constructed of quality wood or metal. They must be painted white or match the trim of the house. Gazebos may not be enclosed. A gazebo's height shall not exceed ten feet (10') and must be located within the required setback requirements



GUTTERS

Gutter downspouts shall direct water to required drainage facilities at the street. Owner assumes responsibility for maintenance of gutters.

- Gutters must be five-inch (5") width, almond, aluminum and must match trim color.
- Downspouts must be compatible with existing exterior color scheme and should be painted to match the body color of the home.
- Outflows should be buried whenever possible and directed away from homes to an acceptable area for dispersion of water splash guards must be installed where buried outflow is not possible. These must be green to blend with turf.
- Owners are not permitted to install guttering that will redirect outflow onto neighboring properties.

HOLIDAY DECORATIONS / DISPLAY

Outside seasonal, festive or holiday decorations and lights shall be installed no more than thirty (30) calendar days prior to the event date and shall be removed no later than thirty (30) calendar days after the event date. Consideration of neighbors should be exercised when decorating for any occasion.

HOT TUBS / JACUZZIS

Hot tubs and Jacuzzis must be located in the rear yard and designed as an integral part of the deck or patio area. They must be installed so they are not immediately visible to adjacent property owners, and screened by landscaping or privacy fence that affords both homeowners' adequate privacy. Hot tub/Jacuzzi use cannot create an unreasonable level of noise for adjacent property owners.

HOUSE NUMBERS

House numbers are required to be visible and plainly seen from the street to ensure aid with emergency response and property identity. Approval is not required for replacement of like kind numbering. Committee reserves the right to disapprove any style selection not in keeping with the community standard.

Committee approval is required to relocate the existing address numbers to a position different from that originally installed by the builder. Any additional address numbers must have approval from the Committee. There shall be no more than two (2) sets of house address numbers for each residence, placed within plant material and/or on the residence.

HURRICANE SHUTTERS AND STORM PROTECTION SYSTEMS

The only approved specifications for Hurricane and Storm Protection systems are as follows:



1. ***UltraTek Worldwide Cleartek™ Shutter System.***

<https://ultratekworldwide.com/>

2. ***Storm Catcher Wind Abatement Screen System***

Strap & Buckle, Grommet Screen, Roll-Down Screen & Slide Screen.

<http://stormcatcher.com/>

Alternate systems will be considered at the Board of Directors sole discretion.

- Hurricane/Storm Shutters systems must be temporary only and allow for the protective screening to be removed and stored after a storm event has passed.
- Frames and hardware can be permanently attached to the exterior of the home.
- Types of systems that are allowed are fabric with anchor straps or studs and caps, channel frames with rigid or corrugated panel inserts, Velcro attached panels, rigid systems with anchor straps or studs and caps.
- Any frames or hardware must match the existing building color scheme, window frame or trim colors and must visually blend in with the existing building so as to not be obvious from the street or adjoining homes.
- Roll down systems with large overhead roll up boxes may not be installed on porches or other areas where the system can be placed behind the header beam or trim and hidden from view.
- Frames and mounting systems may not be wider than three inches (3") in width and may not extend more than three inches (3") beyond the surface it is mounted to.
- Surfaced applied films and interior attachment systems are allowed if the system and

colors visually blend in with the existing building, so as to not be obvious from the street or adjoining homes.

- Systems must be removed within twenty-one (21) days of the end of a named storm event or when authorities allow residents to return to their homes.
- The Board of Directors may extend this period at their discretion to ensure the safety and security of property.

LANDSCAPING

All changes in landscaping shall be complimentary to the home and are subject to Committee review and approval. The guidelines for installation of landscape and features are written to encourage Owners to consult with professionals in order to design harmonious modifications, choose complimentary materials and ensure proper installation. Owners are encouraged to enjoy their property and plant as they see fit within these guidelines:

- Landscaping for the entire lot, including easement areas, shall be maintained at all times. Property owners are responsible for front yard extending to the street. Landscaping shall be maintained so as not to create a safety hazard.
- In addition, landscaping shall follow all requirements of Horry County/City of North Myrtle Beach.
- Gravel, rock, sod, plant materials and/or soil piles stored at the property during landscaping installation, shall be left no longer than a period of fifteen (15) days. Rock and/or soil piles are not permitted on the street.
- Delivery and placement of landscape materials shall not damage any entry/median/Common Areas. Delivery trucks are not allowed to cross any of these areas (to avoid sprinkler and landscape damage). If this regulation is violated and damage to the Common Elements results, the Owner will be held financially responsible for repairing the damage caused by the Owner or the Owner's agent, guests or tenants.

Landscape - Establishing Planting Beds

- Invasive species, plants that do not typically thrive in the climate and soil conditions on the property, those that risk uncontrolled reproduction beyond your planting area and those that otherwise jeopardize the existing ecosystem are not permitted.
- Plants may be installed in planting beds without prior approval if the species are similar in nature to existing plants.
- Use plant materials that produce unusual effects at different times of the year so that landscape will have interest during each season.
- In large shrub beds, plant groups of shrubs and perennials. As a suggestion, plant a minimum of three (3) of the same shrubs together in a cluster and five (5) of the same perennial. This will create more of an impact on the landscape.
- Group plants with similar water requirements so that the irrigation system can be adjusted by specific zones.

Landscape - Trees and Large Shrubs

Architectural Review Request forms must describe types and sizes (height, width, thickness and/or diameter) of proposed trees and shrubs. Trees and shrubs shall be selected and placed in a manner which does not cause an unreasonable nuisance to adjacent properties. Trees and shrubs must not be placed in areas that block sidewalks, restrict drainage, or impede line of sight for vehicular traffic. Trees and shrubs that grow

to a height that poses a threat to neighboring properties or have a root structure that interferes with utilities or could prove to be invasive to neighboring properties should be avoided. If the placement of trees or shrubs results in complaints from neighbors, the Committee may require the homeowner to remedy the problems. Prior to planting, Owners should take care to consider the eventual mature size of the trees and shrubs and what impact they may have on nearby homes, other landscape features, nearby sidewalks, pipes, other utilities, property lines, easements, etc.

Owners may not plant trees and shrubs that are likely to cause increased maintenance responsibilities and/or increase the likelihood of damage to a neighboring property (i.e. Excessive leaf accumulation on rooftops and in gutters, increased risk of damage from falling limbs and increased risk of damage to driveways, foundation slabs or other areas of a home).

- Trees, shrubs and other landscaping materials shall be contained within the property boundaries to ensure growth does not overhang or infringe on another person's property, public streets or walkways and common areas.
- Trees, shrubs and other landscape materials shall not be placed or allowed to grow to such a height or thickness as to substantially interfere with the view of neighboring properties.

Landscape - Tree Removal

All tree removals require Committee approval and a permit from the city of North Myrtle Beach. The homeowner must contact the North Myrtle Beach Building Department (843-918-1179) for permits regarding tree removal. All stumps and their exposed root systems shall be removed. Dead trees shall be removed. Additionally, living tree removal shall include the killing of its root system. The removal of trees will be approved if the tree is dead, if there is danger to people or property, or if a detrimental condition exists. Detrimental conditions include the physical intrusion by roots and branches on houses in a way that causes damage, excessive shade, or block views or sight lines. Overgrowth may also be considered detrimental.

Landscape- Edging/Tree Rings

Committee approval is not required for front yard tree rings or landscape edging around mulched beds that meet the following criteria. Edging materials for rocks need Committee approval in conjunction with the specific rocks chosen. All edging materials shall be:

- Earth tone colors (grey, tan, brown, muted red or similar).
- Constructed of commercially available landscaping blocks, stacked stone, field stone or scalloped concrete edging materials that are curved to form a radius.
- The top surface of the ring/edging is no more than eight inches higher than the adjoining, undisturbed ground.
- They are installed so that the top surfaces of all installation materials are flush (same height) with the adjacent "element" (block, edging material, etc.)
- The top surface of the ring or edging as a whole shall be as close to level as is practical considering the natural slope of the adjacent ground.
- They need to be less than ten inches in height.
- Other materials and dimensions require Committee approval.

Landscape - Front and Side Yards

Landscaping within the front yard (street frontage) and side yards exposed to view by

persons other than the homeowners must consist of a combination of turf lawn, trees and shrub beds with plant material as described above.

Front and side shrub beds must be coordinated between lots and contain suitable ground cover of brown hardwood mulch to provide visual continuity, unless Committee approval has been obtained for another mulch material. The homeowner must ensure weed control of turf and planting beds.

Landscape-Rock/Stone Mulching

Rock mulch requires Committee approval for installation of rocks or stone with required edging. Material samples to be provided with application.

- Landscaping rocks must contain plant material in shrub beds or tree rings in conjunction with landscape theme and must not be the focal point of the front yard. Pots, planters and raised containers may be used along with shrub beds but cannot replace shrub beds entirely.
- The Committee will consider the size, type of stone, positioning and appropriateness as criteria for landscaping rocks/stones.
- Rocks and stone with natural coloring (no colored glass) may be used as a ground cover in shrub beds and tree rings.
- The area of rock and stone must be contained by edging; no plastic, metal, wood or inferior materials can be used for edging.
- The homeowner assumes all risk with the use of rocks. Neither the HOA nor the landscaping contractor is responsible for damage caused by stone scattering.
- The areas within lawns that contain utilities' equipment are not to be covered in rocks or otherwise altered without the consent of the utility involved, and owners are responsible for any damage to utility lines. The utility crews need unobstructed access to their easement locations.

Under no circumstances shall the Committee approve the replacement of all or a majority of the grassed area of a unit with mulch or stone.

Landscape - Irrigation Systems

In-ground irrigation systems (underground pipes or tubing) do not require Committee approval providing the entire system is subterranean. All landscape plantings will be maintained by a fully automated underground watering system. Drainage shall not be directed onto sidewalks, curbs, walkways or driveways. Homeowners are advised that backflow preventers are to be inspected annually.

Landscape - Maintenance

All landscaping must be maintained in a neat, attractive and healthy condition. The Owner, taking into account weather conditions affecting the planting of replacement landscaping, must replace dead or dying landscape materials as soon as possible and/or within fifteen (15) days of written notification from the Committee.

LATTICES / TRELLIS

Latticework that can be seen from a street or the common area will only be approved in limited amounts and areas. All lattice and/or trellis' used for climbing plants and/or vines must be free standing, no higher than seven feet and of a neutral color.

Lattice or trellis' used to support climbing plants and/or vines shall not be attached or

anchored to the vinyl fences in any way. Latticework shall be supported or framed securely to prevent warping or sagging.

Wood latticework should generally be painted white, base color or trim of your home. Latticework may not be used to enclose a patio cover or gazebo. Latticework may not be used on the side of a patio cover that is parallel to the house where the patio cover is attached.

MAILBOXES

Mailboxes were installed in accordance with the approved community design guidelines by the Declarant. In most cases, the City of North Myrtle Beach requires that new mailboxes be Cluster Mailboxes. Mailbox kiosks shall be maintained by the Association.

No individual mailboxes, newspaper/periodical containers, package delivery containers, etc. may be placed on the driveway, or any area beyond five feet of the front entrance. No more than one secure porch delivery box may be placed on the front porch, or wall mounted at the front entry. The container must be grey, tan, black, brown or muted color that matches the siding color of the house, and less than 45 inches in height. The container must be constructed of a durable, weather-resistant material that will not crack, warp or tear. Vinyl tarpaulin material is not acceptable. The container must not block a window unless it is a bench with furniture appearance, and should be placed as inconspicuously as possible.

MAINTENANCE OF DRAINAGE

All Owners of real property within the Community Area will be responsible for maintaining the established drainage pattern on such real property in accordance with the grading plan provided to the Owner at the time of closing.

MAINTENANCE OF FENCING

Each owner of a site will be responsible for maintaining, repairing, and replacing, in a reasonably attractive manner, any fence located on the owner's site.

MAINTENANCE OF PROPERTY IMPROVEMENTS AND APPEARANCE

No property or structures within the community may be permitted to fall into disrepair, and all property, including any Improvements upon that property (i.e. landscaping, screens, fencing, etc.), must be kept and maintained in a clean, safe, and attractive condition at all times.

The Woodside CCRs prohibit structures, equipment, or other items on the exterior portions of a unit which have become rusty, or dilapidated. All unsightly conditions, structures, facilities, trash cans, equipment, and objects, including lawn and garden equipment and other maintenance equipment when not in actual use, must be enclosed within a structure.

NO HAZARDOUS ACTIVITIES

No activity may be conducted and no improvement may be constructed (on any property) that is, or might be, unsafe or hazardous to any person or property.

PAINTING/REPAINTING – EXTERIOR COLORS

Committee approval is required for all exterior painting or repainting of the home and

accessory improvements. Committee approval is not required if color and color combinations are identical to the original color painted by builder. Color and/or color combination changes require Committee approval.

- All exterior colors must be reviewed for approval by the Committee, including repainting of existing improvements.
- All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, etc., are to be painted a color not in contrast with the color of the roofing.
- Whenever exterior painting is to be done, all changes must be approved by the Committee prior to commencement of such painting. Changes include any paint or color scheme other than the original brand paint, color number and scheme.
- It is recommended that all homes be painted on a regular schedule to avoid chipping and peeling.
- Garage doors are to be the same color as the siding or trim of the Home, unless otherwise requested and approved by the Committee.
- Most homes have multiple tone paint schemes (e.g., siding color, trim color and accent color for shutters and doors). New colors submitted should, but are not required to, preserve this multiple tone scheme.
- Color selections should be submitted to the Committee in the form of manufacturer's paint chips. Please indicate which color chips are for trim, siding and accent color.

PATIO COVERS

Plans must show the exterior views, home elevation, designate materials and colors, and include dimensions. Patios, decks and paving materials must be compatible and harmonious with the structure and surrounding neighborhood and must be an integral part of the landscape architecture design. Materials and colors shall be compatible with those of the main house structure. Natural wood decks shall be permitted with any type of building material. It is also recommended that paving materials be earth tone colors.

- All patios and decks, screened porches, require Committee approval before construction and/or modification begins. No flat roof lines will be approved.
- Approval may be denied based on materials, location, and size of the patio or deck in relationship to the lot and house.
- Paint or stain color samples must be included with the application.

PLAY AND RECREATION EQUIPMENT

All play equipment and play houses shall be subject to Committee approval. Play equipment shall be positioned in a way to minimize its impact on neighbors and on its appearance to neighbors. Size of play yards will be considered on a case-by-case basis depending on the Lot size and its proposed proximity to neighbors. In some cases, written consent from adjacent neighbors may be requested. Play equipment must be located in the rear yard and must be located within the required setback requirements. No playground equipment above twelve feet (12') in height, as measured from the ground level can be erected without the prior approval of the Committee. Playhouses larger than thirty (30') square feet and higher than six feet (6') will be reviewed on a case-by-case basis. Treehouses are not permitted. Additional landscape material may be required by the Committee.

Play Areas

Play areas may include sandboxes and large mulched areas around swing sets. Play areas must conform to the same side setbacks but may extend to no longer than ten feet (10') of the rear property line. The areas may be edged with timbers or other suitable edging material. To avoid the use of sandboxes by animals, you are encouraged to cover them when not in use.

Swing Sets

Swing sets may be metal or constructed of wood no taller than twelve feet (12') in height. Those structures with climbing towers may maintain an upper level tower. Wood sets may be left natural, stained, painted white or painted to match the exterior color of the house. Slides should not exit toward adjacent property.

Trampolines

Trampolines must be located at least fifteen feet (15') from adjacent lots and may not exceed twelve feet (12') in height. If safety netting is used it must be black or charcoal. The color of the supporting poles must match the home. Alternatively, the trampoline may be recessed into the ground, eliminating the need for a screen. Trampolines must be kept rust free with no torn canvas or missing springs.

PODS /TEMPORARY STORAGE UNITS/MOVING CONTAINERS

A "PODS" container (or similar offered storage service container) is permissible with approval from the Committee. The container may be placed in a driveway or on street (if approved by Horry County / City of North Myrtle Beach) as long as sidewalks, pedestrians and/or vehicular traffic are not blocked. Street placement is a last resort and must be specifically approved by the Committee with justification.

The maximum amount of time a storage unit may be employed is two weeks in any calendar year. Placement in common area is prohibited. The Committee must be notified in writing of the intent to use such storage unit, the start date of when the unit will be delivered to the home, and the intended removal date.

PRIVACY SCREENS

Privacy screens specifically installed to provide privacy are to be used only in the back yard unless approved in conjunction with, and as an integral part of, another improvement. A stand- alone privacy screen should not exceed seventy-two inches (72") above the patio or sixteen feet (16') in length. No plastic or vinyl will be allowed.

Material, color and design must be specified in the Committee request. Privacy screens formed by plantings are limited to the back yard. Such screens should be installed to provide privacy to the active areas of the back yard (i.e., patios, deck.) This type of screening can be used on three sides of the active area.

RECREATIONAL VEHICLES, TRAILERS, BOATS, WATERCRAFT.

Recreational vehicles of all types, to include recreational vehicles (RVs), trailers of all types (either with or without wheels), campers, camper trailers, house trailer, horse trailer, motor home, boats and other watercraft (i.e. jet skis), all-terrain vehicles, golf carts or any similar vehicle shall not be stored on or at any lot unless completely

enclosed within a garage so as to be not visible from the streets or other lots. These types of vehicles may be brought to the residence for loading and unloading not to exceed 24 hours outside the garage. No vehicle, trailer of any kind may be parked on lawns or Common Areas.

ROOF / SHINGLE REPLACEMENT

Replacement and repair of roof elements in single family homes due to damage must be uniform in color and style to all existing homes. New roofing of the same shape, color scheme and material as the originally installed roof can be installed without Committee approval. The approved color of roofing material is "*Weatherwood*" or an earth tone color that is equivalent. Any color or roofing material changes require Committee approval. All roof penetrations such as attic and plumbing vents should be finished to blend with the roof color. Eaves troughs are to be maintained in good condition.

SCREENED-IN PORCHES

Screened porches shall be placed on the side and rear elevations only. All screening shall be charcoal or bronze. The porch must contain materials and colors that are consistent with the materials and design of the house. Lattice or louver panels shall be considered on a case-by-case basis and shall be set in a frame.

SECURITY DEVICES

The installation of video cameras and other security/surveillance equipment is considered an alteration of the exterior of the home that requires Committee review and approval. Security devices including cameras, alarms, and the installation of window and door components shall be located and installed so as to be an integral part of the house and not distract from its architecture and appearance. Sirens, speaker boxes, conduit and related exterior elements must be unobtrusive and inconspicuous.

SHUTTERS

Shutters must be consistent with the architectural design and color scheme of the residence. Exterior shutters must be the same materials and painted to match the color scheme of the exterior of the Home, unless otherwise approved by the Committee. A change in shutter color or design will require Committee approval. All shutters should be sized to fit the windows they serve. Single shutters on multiple windows are not permitted.

Removal of existing shutters without replacements must be submitted for Committee review and approval. Broken or missing shutters must be repaired or replaced within thirty (30) days.

SIDING

Replacement and repair of siding elements in single family homes due to damage does not require approval unless materials and colors differ from the original construction or previously approved modification. Aluminum or steel siding is not permitted. Approval is not required to reside your home in the same materials and colors as the originally constructed or previously approved. Any color or material changes require approval. Siding shall be kept in a well-maintained condition. Exterior walls must be clean and free of mildew and algae.

SIGNS AND DISPLAYS Refer to CCRs 4.3 (a)

Owner is responsible for maintenance of signage placed on property.

Political/Civic Signs

Temporary political signs are allowed on private property subject to Horry County and City of North Myrtle Beach codes.

- Signs shall have a maximum size of nine (9) square feet, with a maximum height of five feet (5') from the top to the ground level.
- No rule shall regulate the content of political signs, but the quantity, size, length of time and manner of placement may be regulated by the Board. The Board suggests signs be placed no earlier than thirty days before an election, run off, primary or referendum. All political signs must be removed within seven days of such event as mentioned above.

Real Estate Signs

- Each owner may erect or post one "For Sale", "For Lease" and "For Rent" sign at the property. The size shall not exceed eighteen inches (18") by twenty-four inches (24").
- Height of sign shall not exceed six feet from the top to the ground level.
- A sign of professional quality not exceeding fifteen inches (15") by eighteen inches (18") may be placed in a front window.
- Wording on the sign shall coincide with activity, i.e., for sale, open house, contractor identification, etc.
- Open house signs shall be allowed only when sales personnel are in attendance. Temporary flags, banners, balloons, streamers, propellers or other similar apparatus placed and intended to attract the attention of the general public are allowed on the property only of the open house during the open house period and shall be removed at the end of each day.
- All signs shall be removed at the close of escrow or occupancy.

SOLAR PANELS/SOLAR ENERGY SYSTEM

May be installed on roof only, no lawn coverage is permitted. System must be installed in a manner that is inconspicuous and matches the shingles color as closely as possible.

STATUES/ FOUNTAINS / WATER FEATURES

Statues/fountains/water features of any kind will not be permitted in yards without prior approval of the Committee; however no Committee approval is needed for small fountains and statues with a maximum height of 36 inches, that otherwise comply with guidelines under Exterior Decorative items.

The Committee will consider limited statues/fountains/water features if the proposed improvement is consistent with the overall lot landscape theme and is consistent with house colors (both field and trim). If in the front yard, must be located on porch steps or within a five-foot boundary from the front of the house and must be harmonious with other homes in the community. All statues visible from the street(s) must be integrated with approved landscape themes. No statues can be positioned as a main focal point of the yard. All statues should be neutral or earth tone in color. All statues must be made of ceramic, concrete, metal or wood and cannot exceed three-feet (3') in height. Committee approval IS REQUIRED for all other configurations of statues.

STORAGE SHEDS

Storage sheds are not permitted.

SWIMMING POOLS

Above Ground Swimming Pools

Above Ground Pools are not permitted with the exception of small “kiddy” pools that have a volume capacity of fifteen (15) gallons or less.

In Ground Swimming Pools

In Ground Pools may be permitted in fenced yards. Request for in-ground swimming pools will be reviewed on a case-by-case basis by the Committee with consideration given to, but not necessarily limited to, the size of the yard area, setback from impact on neighboring properties, size of pool enclosure, and pool materials.

All in ground pools must meet Horry County, City of North Myrtle Beach and DHEC (Department of Health and Environmental Control) regulations, standards and proper setbacks. All permits must be obtained by the homeowner prior to plan review by the Committee. Access to rear yard to install pool is the owner’s responsibility to secure agreement and easements with other owners as needed.

Pool backwash water shall not drain into adjacent properties or Common Areas. Backwash must be disposed of onsite according to DHEC. Any damage to irrigation, landscaping, etc. due to the installation of the in-ground pool will be the responsibility of the homeowner.

VEHICLES – LICENSURE AND REPAIRS

No inoperable vehicle of any kind and no passenger vehicles or other vehicles not currently licensed shall be parked or stored on any driveway.

No vehicle of any kind shall be repaired or rebuilt anywhere within a Lot other than within the garage, which screens the sight and sound of the activity. This includes maintenance (other than washing and polishing vehicles), servicing, repair, dismantling, or repainting of any type vehicle, boat, trailer, machine, and similar types.

VEGETABLE GARDENS

Vegetable garden must be located in the rear yard and cannot exceed more than 200 square feet. Garden must be screened from neighboring homes, common open space areas, and adjacent streets.

WEATHER VANES

Committee review and approval of type and placement is required.

WINDOWS/DOORS

All broken windows and screens must be repaired at the earliest convenience not later than fourteen (14) days of being damaged. Windows must be consistent with the

architecture of the house. Proposed windows and/or doors must match the material, appearance and finish of the original windows and/or doors. Replacement windows shall be substantially the same as those initially installed. Any proposed variance from the foregoing will be considered by the Committee on a case-by-case basis. Bars and roll down security shutters are not permitted on the exterior of windows and/or doorways.

WIRES AND CABLES

Wires and cables, including those installed to convey radio or television signals, shall be hidden, painted, buried or secured flush with the side of each house so as to minimize their visibility.

CONFLICTS

The Committee does not have the lawful authority to consent to any modification that violates the Declaration. Owners are cautioned to review all legal requirements carefully before submitting their applications. Any owner, whose modification violates any provision of the Declaration, whether or not it is inadvertently approved by the Committee, shall be required to remove the unlawful modification.

ENFORCEMENT

Woodside at Waters Edge Homeowners Association, its Board of Directors, and Architectural Committee shall enforce the policies contained herein to the greatest reasonable and legal extent possible. Violations of these policies may be dealt with by one or more of the following:

FINES AND SUSPENSION

Fines and/or suspension of membership privileges may be imposed on property owners by means of the citation process. A complete listing of possible penalties and citation procedures are published separately.

LEGAL PROCEEDINGS

Proceedings at law may be instituted against property owners. It should be noted that Woodside at Waters Edge Declaration provides that the prevailing party in any such litigation shall be entitled to attorney's fees from the other party.

DEFINITIONS

The following words, when used in these Design Guidelines, shall have the meaning as specified:

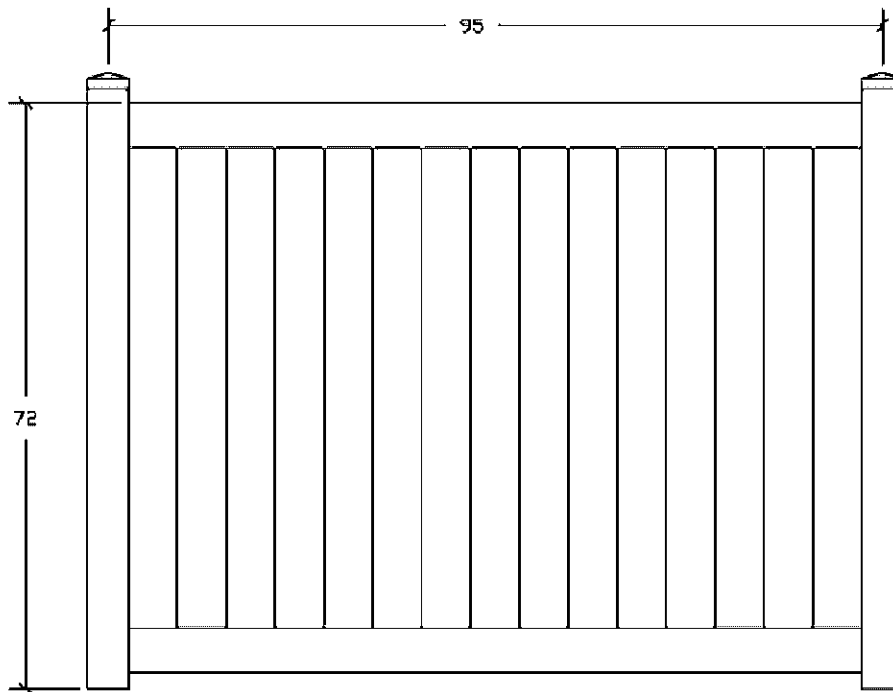
1. **Accessory Building** - A subordinate building or structure on the same lot or building site, above or below grade, conforming to the same setbacks, color schemes and roof requirements (where applicable) as the main structure, the use of which is incidental to the main residence, and which is used exclusively by the occupants of the main residence.
2. **Approvals and Consents** - Approval, consent, authorization or permission shall mean an approval, consent, authorization or permission in writing.
3. **Architectural Review Committee (or ARC)** - The committee appointed by the Declarant or by the Association to review and approve or disapprove requests for architectural approval, as more fully provided in the Declaration.
4. **Association** - Woodside at Waters Edge Homeowners Association, Inc., a homeowners' association.
5. **Board** - The Board of Directors of Woodside at Waters Edge Homeowners Association.
6. **Building Permit** - The permit to build, construct, alter, repair or demolish a structure or structures. The building permit is issued by the Department of Building and Safety of the City of North Myrtle Beach.
7. **Common Elements** - Any real estate owned or leased by the Association other than a Home.
8. **Community** - Woodside at Waters Edge, the real estate described on Exhibit A attached to the Declaration, as supplemented and amended from time to time, with respect to which a person, by virtue of such person's ownership of a Lot, is obligated to pay for real estate taxes, insurance premiums, maintenance, or improvement of other real estate described in this Declaration.

9. **Declarant** - *D.R. Horton, and any other person or group of persons acting in concert, to whom the Declarant, by recorded document, expressly assigns one or more of the Declarant's rights under the Declaration (which shall be the extent of the Declarant's rights to which such assignee succeeds).*
10. **Declaration** - *Woodside at Waters Edge Declaration of Covenants, Conditions and Restrictions (CCRs) and any other recorded instruments, however denominated, that create this Community, including any supplements and amendments to those instruments and also including, but not limited to, plats and maps.*
11. **Design Standards** – *These Design Standards may be amended from time to time by the Committee with the advice and approval of the Board.*
12. **Easements** - *The areas of any lot or building site reserved by any Declaration of Protective Restrictions, reservation or conveyance to be used for roads, streets, bridle trails, parkways, park area, and for any public or quasi-public utility service or function beneath or above the surface of the ground. An interest in land owned by another that entitles its holder to a specific limited use or enjoyment. Put simply, an easement grants access to property that is not owned by the easement holder.*
13. **Existing Improvements** - *All existing exterior improvements, structures, and any appurtenances thereto or components thereof, of every type or kind, and all existing landscaping features, including, but not limited to, buildings, outbuildings, swimming pools, tennis courts, patios, patio covers, awnings, solar collectors, painting or other finish materials on any visible structure, additions, walkways, sprinkler systems, garages, driveways, fences, screening walls, retaining walls, basketball hoops, stairs, decks, hedges, windbreaks, plantings, trees, shrubs, flowers, vegetables, sod, gravel, bark, exterior light fixtures, poles, signs, exterior tanks, and exterior air conditioning, cooling, heating and water softening equipment.*
14. **Hardscape** - *Artificial surfaces placed on a lot such as concrete, asphalt-concrete brick or stone, driveways, walks, steps, sports courts, decks (wood or concrete), pool decks or any other coverage not classified as a structure.*
15. **Home** – *A residence that has been built, or is to be built, on property that is in the Community.*

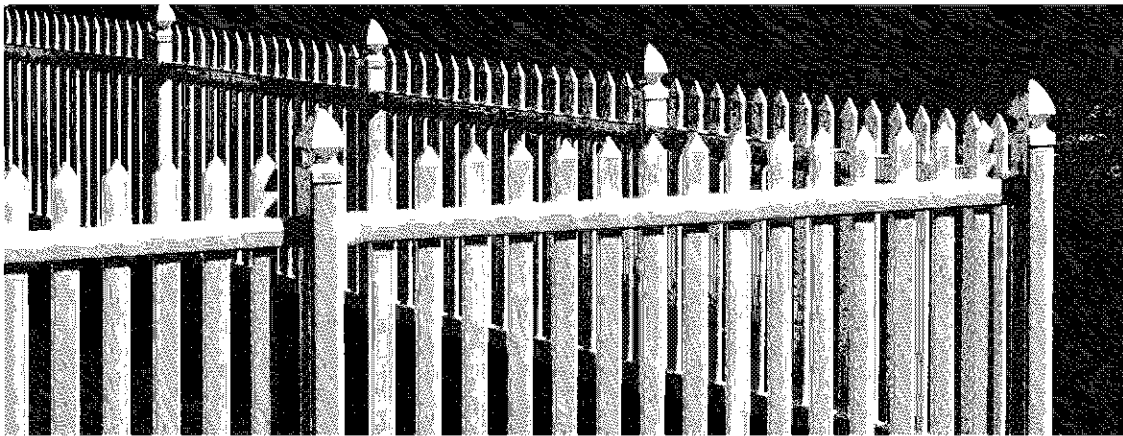
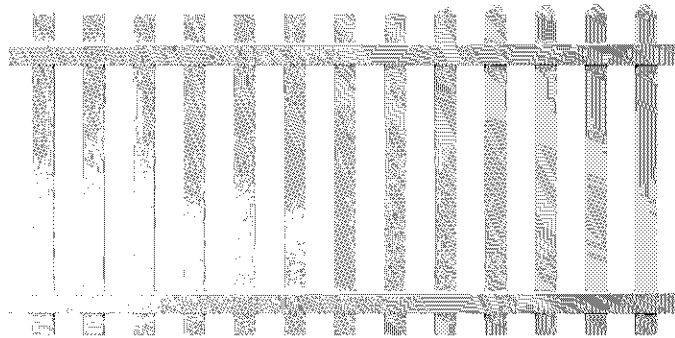
16. **Owner** - *The Declarant, a builder, or other person who owns a Lot (Homeowner), but does not include a person having an interest in a Lot solely as security for an obligation. The Declarant is the owner of each Lot provided for in the Declaration until that Lot is conveyed to another person who may or may not be a Declarant, the Homeowner.*
17. **Parcel** - *Any separate lot, plot of land, or parcel of land, which is contained in the Community, and on which a Home is located or is planned to be constructed or located (or on which more than one Home may be located in the case of property which contains or is planned to contain condominiums, cooperatives or apartments).*
18. **Property line** – *Any recorded boundary of a lot. Please review your lot survey for actual property/lot lines.*
19. **Proposed Improvements** - *Any Improvement which has not yet been constructed, installed or erected, and includes demolition or removal of any building or other structure, and includes any change of the exterior appearance of a building or other Existing Improvement.*
20. **Setback** – *The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline (see Horry County Development Code). All setbacks within Woodside at Waters Edge are outlined and controlled by the Declaration.*
21. **Survey** - *Documents showing the boundary lines of a parcel, all applicable easements and existing structures, which is certified by a licensed surveyor.*
22. **Utility Lines or Utilities** - *All water, sewer, and under-drain pipelines which lie beneath the surface of the ground and all electric, telephone, gas and other wire lines, with poles and other necessary appurtenances which run above or below the surface of the ground.*

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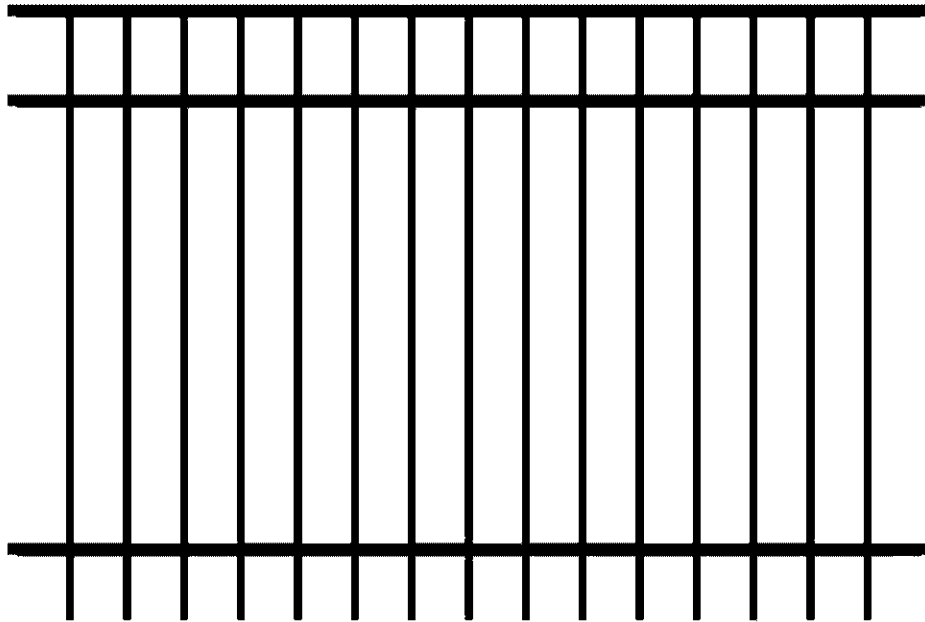
6' Vinyl Fencing Sample



4' White Vinyl Picket Sample



4' Black Aluminum Fencing Sample



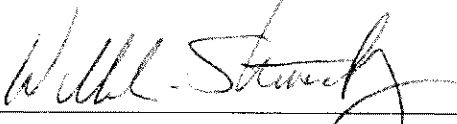
RECORDATION

The undersigned, representing the Board of Directors, hereby certifies that the Architectural Design Standards for the Woodside at Waters Edge Homeowners Association were first recorded in Horry County, South Carolina, Registrar of Deeds at BK: 4158 PG: 726 on 11/14/2018.

As provided in the Declaration and as provided in this document, these Design Standards may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the Board under advisement of the Architectural Review Committee.

It is further certified that this amended "Architectural Design Standards and Appearance Code for the Woodside at Waters Edge Homeowners Association, Inc." is hereby adopted by the duly elected Board of Directors, effective the day of recordation, April _____, 2023.

WOODSIDE AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC.,
A South Carolina non-profit corporation



William Shattuck, President, Board of Directors



Alice Wieland, Secretary, Board of Directors

**HORRY COUNTY REGISTER OF DEEDS
TRANSMITTAL SHEET**

**TO BE FILED WITH EACH INSTRUMENT PRESENTED ELECTRONICALLY FOR RECORDING.
HORRY COUNTY REGISTER OF DEEDS, 1301 SECOND AVENUE POST OFFICE BOX 470 , CONWAY ,
SOUTH CAROLINA 29526**

DOCUMENT TYPE OF INSTRUMENT BEING FILED: Restrictions

DATE OF INSTRUMENT: .

DOCUMENT SHALL BE RETURNED TO:

NAME: Moore, Johnson & Saraniti Law Firm, P.A.

ADDRESS:

PO Box 14737

Surfside Beach, SC 29587

TELEPHONE: (843) 650-9757

FAX: (843) 650-9757

E-MAIL ADDRESS: moore@Grandstandlawyers.com

Related Document

(s):

PURCHASE PRICE / MORTGAGE AMOUNT: \$.

**BRIEF PROPERTY DESCRIPTION: ARCHITECTURAL DESIGN STANDARDS AND APPEARANCE CODE FOR
WOODSIDE AT WATERS EDGE HOMEOWNERS ASSOCIATION INC.**

TAX MAP NUMBER (TMS #), / PIN NUMBER: ,

GRANTOR / MORTGAGOR / OBLIGOR / MARKER (FROM WHO):

FULL BUSINESS NAME

1. WOODSIDE AT WATERS EDGE HOMEOWNERS' ASSOCIATION, INC.

GRANTEE / MORTGAGEE / OBLIGEE (TO WHO):

FULL BUSINESS NAME

1. WOODSIDE AT WATERS EDGE HOMEOWNERS' ASSOCIATION, INC.