

Fax to Deb
962-5133

Morning Mist Farm Landscaping and Fencing Guidelines

Purpose

These guidelines have been established in order to maintain and improve the character and visual environment within Morning Mist Farm Subdivision.

Failure to submit the required information or failure to comply with these guidelines shall result in immediate action by the Architectural Committee.

Submittals

1. The Architectural Committee will meet as needed. Submittals should be received by the committee according to the schedule established by the Committee. Any submittal received later than the deadline will be reviewed at the subsequent meeting.
2. Submittals must be in writing. No verbal submittals will be considered. Submittals should be sent to the address published by the Committee.
3. Submittals shall include:
 - A. Morning Mist Farm Submittal Form (completed)—A copy of this form is included in these guidelines.
 - B. Site Plan—The site plan must indicate the address and the lot number, the position of any existing structures, the location of any utility or drainage easements that affect the property, and the area of the proposed work.
 - C. Sketch—The sketch should illustrate the proposed improvement and should include appropriate notation/description for clarification of the proposed ideas. If a photograph or brochure of the product to be used is available, this should be included with the sketch.
4. Homeowners will be notified of the Committee's action, in writing, within three business days after the committee meets.

Fencing Guidelines

1. Fence Placement

- Fencing shall observe all street setback lines.
- Fencing shall not be forward of the back corner of the main structure.
- Fencing along sideyards will be shared. Only one fence may be constructed on a side property line. All property owners must agree to allow adjoining fences to be attached to a side yard fence.

--Fencing must not encroach any drainage or utility easement. Any fencing placed on an easement will be removed in the event the fencing obstructs necessary maintenance.

2. Fence Types

Only one fence design is approved in Morning Mist Farm subdivision. The approved design is a six-foot high wooden shadow box fence constructed with three horizontal support rails.

3. Any licensed fence installer may construct fences in Morning Mist Farm. An individual homeowner may construct a fence on his property provided it is installed to the same quality standards as all other fences in the subdivision. If a homeowner installs their own fence and it fails to meet "community standards," the Architectural Committee shall cause the offended structure to be repaired or replaced at the homeowner's expense. All requirements of Article III of the Covenants shall apply to these guidelines and requirements.

Landscaping Guidelines

Placement of landscaping beds and materials on or over utility structures including storm drains, electrical transformers, meters, streetlights, mailboxes, and similar structures is not allowed. No trees are allowed within a utility or drainage easement. Grass, flowering shrubs, ground cover, and bark or pine straw mulch within simple planting beds is permitted within a utility or drainage easement.

1. Borders for Landscaping Beds

- Materials must be natural with natural earth tone colors
- Approved materials include the following:

- Brown or grey stone
- Wooden timbers
- Solid brick (Match brick of structure)
- Concrete pavers

2. Mulch Material

- Approved materials include the following

- Wood mulch
- Pine straw

3. Plant Material

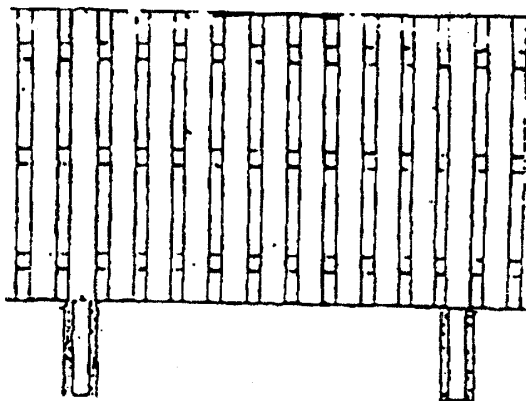
- Any plant that can naturally thrive in upstate South Carolina.

--Plant materials should be indigenous to upstate South Carolina.

4. Yard Decorations

--Sculptures, statues, bird feeders, windmills, flagpoles, and similar structures are permitted only as part of an approved landscape plan.

SHADOWBOX



MORNING MIST FARM ARCHITECTURAL CHANGE REQUEST HOMEOWNERS SUBMITTAL FORM

DATE REQUESTED: _____

HOMEOWNER NAME: _____

ADDRESS: _____

LOT NUMBER: _____

TELEPHONE: _____

PROJECT START DATE: _____ APPROX. COMPLETION DATE: _____

CATEGORY OF IMPROVEMENT: (CHECK ONE)

- Fencing
- Landscaping
- Tree removal
- Home exterior change/color change
- Auxiliary structure
- Other

SUBMISSION CHECKLIST:

- Attach site plan
- Location site, easements, and change of site plan
- Attach photograph, brochure, or sketch of proposed change
- Written proposal of idea/change
- Submit list of materials to be used

ATTACH APPLICABLE CHECKLIST OF ITEMS IN THIS SPACE:
(USE BACK OF THIS FORM FOR ADDITIONAL SPACE)

(DATE RECEIVED BY A.C.C. _____)