

INTRODUCTION TO ARCHITECTURAL REVIEW AT REGAL MANOR

The Residential Architectural Guidelines have been written to establish guidelines for design and construction, to define and establish the basis and reasoning for those guidelines, and to assist the homeowner and/or contractor in understanding the guidelines by providing explanations of requirements where helpful. Any requests that are not addressed within these guidelines, or requests stemming from special circumstances, will be reviewed in accordance with the guidance provided by the Declaration of Covenants for REGAL MANOR.

1. LEGAL RESTRICTIONS ON PROPERTY IMPROVEMENTS

Any permanent or semi-permanent building, deck, patio, driveway, or other construction site improvement in Regal Manor is affected by certain legal restrictions of the State, County, Town and the Regal Manor Community. Each property owner who is making an improvement to their property is responsible for compliance with the requirements. These requirements are summarized as follows:

2. STATE OF SOUTH CAROLINA - UNIFORM BUILDING CODE

All structures for human use or occupancy are subject to regulations of the State Uniform Building Code for safety. This includes, but is not limited to, all houses, garages, sheds, additions, porches, decks, retaining walls, and swimming pools. Interpretation, enforcement and review of structures may occur at the local governmental level.

2.1 COUNTY OF YORK -ZONING CODE

All improvements to property in the County of York conform to the zoning code with respect to their intended use, building setback requirements, floor area and building height. These requirements vary by zoning district. All applications for building permits are referred to the planning department for zoning review prior to issuance of a building permit. It is strongly recommended that homeowners check with the local planning department prior to commencing any construction. Homeowners who are within the floodplain may be required to obtain additional permits for any outside structures, including play equipment. The Regal Manor Architectural Review Committee will not answer questions about zoning requirements. Specific zoning questions should be addressed directly to the York County Planning department. The Regal Manor Homeowner's Association, by and through its Board of Directors, representatives, committee members, and/or contractors/employees, hereby waives any and all responsibility for obtaining permits as may be required. It is the sole responsibility of the homeowner to contact the local governing body and obtain the required permits. Any fines imposed upon a homeowner for failure to obtain a permit shall be paid by the homeowner and shall not be the responsibility of the Association.

2.2 REGAL MANOR - COVENANTS AND RESTRICTIONS

The Declaration of Covenants, Conditions and Restrictions for Regal Manor Homeowner's Association (hereinafter "Covenants") is a legal document that applies to all property owners in Regal Manor, which provide for a community association and give the Association certain powers. They also establish restrictions on the use and development of all property in Regal Manor to protect the character and environmental quality of the Community for the benefit of the members.

One essential component of the Covenants is the establishment of an Architectural Review Committee (hereinafter referred to as the "ARC"). This provision is made and described in Article III, of the Covenants, which is reprinted here:

Section 3.3

(a) No building, fence or other structure or landscaping element shall be erected, placed or altered on said Property until the proposed building plans, specifications, exterior color and finish, landscape plan, site development and drainage plan (showing proposed location of such building or structure, setbacks, open space, drives, landscape elements, patios, decks and parking areas) and construction schedule shall have been approved in writing by Declarant, its successors or assigns. Refusal of approval of plans, location or specifications may be based by Declarant upon any reasonable grounds, including purely aesthetic considerations, which in the sole discretion of Declarant shall seem sufficient.

(b) No alterations in the exterior appearance of any building, landscape element or structure shall be made without like approval by Declarant. One (1) copy of all plans and related data shall be furnished to Declarant, or its agent, for its records and a reasonable fee may be required at the time of submission to cover costs of plan review by professionals.

(c) Among other items, design guidelines may include suggested or required building materials, colors, setbacks, buffers, paving materials, plant materials, light fixtures, signs and graphics, benches, trash receptacles, etc.

(d) To assure that buildings and other structures will be located so that reasonable view, privacy and breeze will be available to the largest practical number of structures built within the Property and that structures will be located with regard to the topography of each property taking into consideration the location of large trees as well as structures previously built or approved pursuant to this Article for adjacent parcels of land, and other aesthetic and environmental considerations, the Declarant shall have the right to approve (subject to the provisions of the pertinent law) the precise site and location of any structure within the Property. The location shall be determined only after reasonable opportunity is afforded the Property Owner to recommend a specific site.

(e) Lot coverage may be one of the considerations in the ARC review process. In calculating the Lot coverage, the square footage comprising the approved detached buildings and paved areas and any area covered by an awning or the like which serve the function of the building shall be included. Lot coverage may be further restricted, as necessary; to comply with any governmental standards applicable to a particular site or to the master planned area.

Section 3.4:

Declarant may establish and periodically appoint the members of an Architectural Review Committee ("ARC") to function as its agent for the purpose of reviewing and approving all activities which are made subject to Declarant's approval by this Section. At any time after the activation of the Owners' Association as hereinafter provided, Declarant may, in its sole discretion, delegate and assign unto the Association the right and duty of maintaining and administering the ARC. The Declarant, and the Association upon delegation and assignment of the ARC by the Declarant, may from time to time delegate the responsibilities of ARC administration and decision making as to certain areas of the Property or certain aspects of review set forth in Section 3.2 to condominium Regime or other Owner Associations (i.e. individual subdivision owner associations) which have jurisdiction over the Lot which is the subject of the review application. The ARC shall be composed of three to five members, at Declarant's discretion, the members of which need not be Owners of Dwelling Units or Lots within the Property, and such members shall serve for staggered terms of three (3) years. Standards for review may be published by the ARC and made available to Owners or prospective Owners for the cost of publication. No approval of plans, location or specifications, and no publication of architectural standards bulletins by the Declarant or the ARC shall ever be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed building or that such standards comply with pertinent law. Any established standards or guidelines may be changed from time to time at the discretion of the ARC or Declarant, without prior notice. If additional property is submitted to these Covenants in the future, Declarant may submit such property subject to the same guidelines and review process, or establish such other guidelines and review process as Declarant may deem appropriate for such additional property, at Declarant's discretion.

DECLARANT SHALL ASSUME NO RESPONSIBILITY FOR THE ACTIONS OR INACTIONS OF THE ARC AND/OR THE ASSOCIATION AND ALL OWNERS AGREE TO HOLD DECLARANT HARMLESS IN THE EVENT OF ANY DAMAGES SUFFERED THEREBY.

The ARC is charged with the responsibility of interpreting the intent of the Covenants. For this purpose, the ARC and the Board has approved these Guidelines as a summary of the ARC's policies and criteria (as governed by the Covenants) related to architecture, materials, site, landscaping and site improvements for all properties in Regal Manor, and may be amended as necessary without prior notice.

3. APPLICATION SUBMITTAL, REVIEW, RESPONSE AND APPEALS

3.1 APPLICATION SUBMITTAL

Applications can be obtained from the Management Company, or Regal Manor website (www.regalmanorhoa.com). A copy of the Application is enclosed with these Guidelines for use and reference. All Applications must be forwarded to the ARC by regular mail, email or fax.

Application submittals, as described herein, are required to allow the ARC to see and visually understand the exact nature and extent of the proposed work. Design review is intended to regulate size, location, appearance, and materials of proposed improvements. Submittals prepared for consideration by the ARC need to be complete and accurate. Submittals for design review must include drawings prepared

as described in each section of these Standards. Color chips must accompany Applications for color changes. Manufacturer's literature may be required for changes in exterior materials or products. All requested information on Applications needs to be furnished. The ARC may, at its discretion, reject Applications that are incomplete or inaccurate. The information to be provided by the Owner is summarized as follows:

- A. Date - The date the Application is completed and mailed
- B. Homeowner - Name(s) of the homeowner(s).
- C. Address - The address of the home subject to the Application.

Phone, Fax, Email Address and Contact numbers where the Owner can be reached. It is important for an ARC member to be able to contact the Owner should additional information be required to process the Application.

D. Describe improvement - What is the improvement (i.e., shed, fence, etc.); What materials will be used for the project; What is the size of the project (include width, depth and height); What color is the project; Any additional information that may apply, Attach site drawing - A survey is to be provided which shows the location of the project in relationship to the home and property line. Owners can use the survey provided when they moved into their homes and the changes can be hand drawn. If the survey is not available, a hand-drawn outline indicating the property line, location of the house and project may be accepted; however, the ARC reserves the right to refuse a hand-drawn survey if there is any question as to placement of a project.

E. Estimate Construction time for completion - Indicate how much time it will take to complete the project once it has begun (i.e., 1 day, 1 week, 3 weeks, etc.)

F. For fence requests, a licensed, professional fencing contractor must be provided.

All construction must be completed in accordance with the Application and the plans as approved. If changes are made to the original plan as submitted, the ARC must be notified prior to making said changes. The ARC will at that time determine if additional plans and specifications are required prior to giving written approval of any Application changes.

3.2 APPLICATION REVIEW

The ARC reviews all received Applications at the next meeting held following receipt or via email for routine applications. At that time the ARC reviews all requests submitted on the appropriate application forms, together with the supporting drawings and information. When planning a project, remember to allow up to thirty (30) days after receipt of the Application for a response from the ARC. If the Application was properly submitted by and approval of such Application is neither granted nor denied within thirty (30) of the date received, then further approval will not be required and this Article will be deemed to have been fully complied with. This does not negate any requirements or approvals of government municipals and general spirit of the Covenants.

In reviewing Applications, the ARC shall consider such things as aesthetic appearance, harmony with surrounding improvements, compliance with the Covenants, and any additional criteria approved by the Regal Manor Board of Directors, including purely aesthetic considerations, which at the discretion of the ARC shall be determined to be sufficient.

The ARC bases its review of each Application on the graphic and written information presented, therefore, the Application should provide sufficient and accurate information to the ARC for proper consideration. If, in the applicant's opinion, extenuating circumstance exist which would justify a variance from stated guidelines, this information should be presented with the Application.

Construction completed without prior approval of the ARC is subject to review and approval by the ARC. Any Improvements and/or alterations will be reviewed by the ARC based on its interpretation of the Covenants and Architectural Guidelines, and will not be affected by the status of construction.

3.3 RESPONSE TO APPLICATION

An Application is approved when notice is given to the applicant in writing by the ARC or Management Company. No verbal approvals are given. If the ARC fails to approve or disapprove such Application at the end of thirty (30) days of the date the Application was received it will be considered to be in full compliance. However said construction must be in general compliance of the Covenants and such approval does not negate owner's requirement to get all applicable government municipal approvals.

The ARC may use the following three (3) decisions:

- A. Approved as Submitted - Approved without any changes or conditions.
- B. Approved with Conditions Noted - The Application is approved only if the conditions stated by the ARC are met.
- C. Proposal Denied - The Application is not approved. Reasons for disapproval will be given in writing. The ARC may also provide suggestions for revisions but does not provide design solutions. The applicant may provide additional information and/or revise the Application however; a new Application must be submitted for consideration prior to construction.

3.4 APPEALS

If an applicant feels that he or she has been unfairly denied approval by the ARC, an appeal may be filed with the Board of Directors or the Management Company within fifteen (15) days following receipt of the notice of denial. The Board will hear the appeal within 30 days of the request. A response will be sent to the homeowner, once a vote has been taken.

4. CONSTRUCTION AND FOLLOW-UP

4.1 BEGINNING OF CONSTRUCTION MODIFICATION

All construction/modifications must be started within six (6) months of the date of ARC approval. If the project is not started within six (6) months of the date of approval, the approval will expire and the Application must be resubmitted for approval. In this instance the applicant may simply submit a photocopy of the previously approved Application and request the reinstatement of the approval.

4.2 CONSTRUCTION AND COMPLETION

Every Application should state the estimated amount of time needed to complete the project once it has commenced (i.e., 1 day, 7 weeks, 3 weeks, etc.). If the Application does not provide an estimated time for completion, or if the amount of time indicated is deemed excessive, the ARC will provide a timeframe for completion. Once construction has begun, it must be completed within the timeframe approved on the Application, unless such completion is impossible or highly impractical due to strikes, fires, national emergencies, natural calamities or other acts of force. Should the applicant not be able to complete the project within the timeframe permitted, it is the responsibility of the applicant to contact the ARC and request an extension. Under no circumstances will an extension be granted to complete a project beyond six (6) months after the start date of the project.

4.3 FOLLOW-UP FINAL INSPECTION

Upon completion of construction, a final inspection will be made to determine that all requirements of the initial approval, the Covenants and these Guidelines have been met. Improvements found not to be in compliance may be subject to enforcement action.

4.4 GRANDFATHERED IMPROVEMENTS

All modifications constructed in accordance with approved Applications prior to the issue date of these Guidelines shall be deemed in compliance with the standards of the Association even if these Guidelines have changed. As Grandfathered modifications require replacement or maintenance due to wear, deterioration or any other reason, any replacement modifications/improvements shall be required to comply with the Standards as they exist at the time of replacement. Structures which are grandfathered by the ARC are not considered Grandfathered for building and construction permits. Homeowners are encouraged to check with local authorities to determine whether permits are required.

4.5 EXISTING UNAPPROVED CONSTRUCTION

Any existing construction, which has not been reviewed and approved by the ARC, is not in compliance with the Covenants of the Association. These improvements must be submitted for review by the ARC. Review will be based on these current Guidelines.

5. GENERAL REQUIREMENTS

All improvements to any Lot in a neighborhood shall meet minimum standards of design, material quality, and workmanship consistent with the level of quality established for the neighborhood. The exterior of each structure shall consist of materials, products, and assemblies that are harmonious with each other, consistent and supportive of the architectural style, and of the general appearance characteristics of the Community and in compliance with the Covenants.

6. COLOR CHANGES

Applications for color changes must include the street address, color name, color sample or color chip, and placement (i.e., shutters, doors, siding, etc.).

7. ROOFING, SIDING, DOORS, WINDOWS

7.1 ROOFING

An example of the color of the roof shall be provided and must blend with the existing roofs in the neighborhood.

7.2 SIDING

Siding materials will be considered on the basis of their quality and compatibility with approved materials in the neighborhood.

A. Siding to be placed on an addition or siding replaced in only portions of the home shall match the existing siding of the home in style, material and color. If the home's siding is to be replaced 100 %, the applicant shall provide the name of the manufacturer, any available literature, state the style of siding requested and the material to be used. A sample of the color will be required. Natural wood colors or stains will not be approved. It is recommended that a sample of the siding be provided if available.)

7.3 WINDOWS AND DOORS

Painted wood windows and doors are permitted on all houses, in styles consistent with the architecture of the house and the neighborhood. Both aluminum and vinyl clad wood windows and doors and solid vinyl windows are also permitted as premium products. **Please Note: This provision may not be permitted in all neighborhoods within Regal Manor. ARC approval will be required.**

The ARC may request pictures and/or samples of the requested window in order to judge its visual compatibility with other windows in the neighborhood and with the house style. Vinyl windows should be designed in profiles that are similar to existing windows. Colors will be judged in terms of their compatibility with the house colors. Replacement windows should be the same size as the window being replaced.

Aluminum or steel windows and doors will be judged on a case-by-case basis. The criteria used for approval will include appearance, quality and compatibility with other products used on the house and in the neighborhood. Reflective material is not permissible.

8. STORM DOORS AND SCREENED DOORS

The framing around storm doors and screened doors shall be white in color and constructed of aluminum material. Storm doors are subject to ARC approval.

9. DECKS, AWNINGS, ARBORS AND TRELLISES

9.1 DECKS

Decks shall be kept within close proximity to the home. No deck may extend beyond the sides of the house so it is not visible from the front of the home. If a deck is raised, the underside shall be concealed with landscaping unless otherwise approved by the ARC. All decks shall be treated against decay and maintained as needed. A sample of the color will be required if painting or staining is requested.

Some materials approved for decks are:

- A. Salt treated southern pine: A decay resistant product and generally left unfinished, although periodic preservative treatment is recommended
- B. Redwood and Cypress: These naturally decay resistant products may be used in lieu of treated southern pine
- C. Composite Fiber: New composite fiber material decking boards may be used in place of Wood decking. The boards shall be similar in size and general color to new or weathered Wood decking.

Materials not approved are raised (supported) concrete decks, metal decking, and untreated wood (except as noted above).

9.2 AWNINGS, ARBORS AND TRELLISES

Fabric covered awnings (retractable or permanent), arbors and trellises may be permitted at the discretion of the ARC on a case-by-case basis and must be compatible with the architectural style and character of the house. Colors should be solid colors and appropriate to the house colors, all awnings shall be maintained so as not to be an eyesore to neighboring homes. All trellises and awnings must be approved by the ARC.

10. PATIOS

Patios and extensions of patios shall be located within close proximity of the house and shall not extend beyond the sides of the house so it cannot be seen from the front of the home and shall comply with landscaping standards. Color staining of patios is permitted upon approval from the ARC. Patios must be entirely hard surfaced. Materials which may be approved for patios include plain or exposed aggregate concrete, slate, brick, stone and concrete pavers or patterned concrete in similar design. Application information should include the dimensions of the final patio, location, material and color.

11. ADDITIONS AND MODIFICATIONS

Each structure or site improvement shall be sited to create a proper setting within each Lot, consistent with the density and setbacks of the Community, so as not to unduly restrict the view, light and so as not to compromise the privacy of any other Lot below the general level enjoyed by other members of the Community. The ARC will judge the acceptability of proposed site of additions on the following criteria: 1) No addition shall extend beyond the setback limits established for the house; 2) In general the site of additions (including new windows and access created by the addition or modifications) shall not create a breach of privacy between neighboring houses; and 3) The addition shall be in compliance with landscaping standards.

All structures shall be of a size and use that is consistent with the current standards of the Community. All structures and site improvements shall be designed in styles, shapes, sizes, massing, and colors to be of good proportions, well balanced, and of good quality workmanship appropriate to this Community to ensure consistency in the design of the house and minimize visual disruption of the neighborhood.

Specifically:

A. The architectural style shall match the style of the house.

The massing of the addition shall be similar in the use of shape to that of the house, but proportionately smaller so to not overpower the house.

B. Roof styles and slopes shall be similar. Roof materials shall match the existing house. Attic ventilators and other roof penetrations shall be low profile designs and shall be pre-finished to match the adjacent roof color.

C. Openings shall be required in additions, including windows and doors, in a similar fashion and extent as in the original house.

D. Windows and doors in additions shall be of matching materials as those in the house. In general, windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the ARC for sunrooms.

E. Architectural elements such as soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house. Gutters and downspouts shall be pre-finished to match the adjacent building material color.

F. All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.

G. Skylights will generally not be approved for the front roof plane of traditional houses. They may be approved for other styles. Specific requests for such will be considered on a case-by-case basis. Additions of fireplaces, chimneys and flues will be decided on a case-by-case basis.

Additional information required when applying for an addition or modification of the

home shall include: site plan showing the addition location and distance to property lines; floor plan(s); and copies of documents providing information regarding changes, including materials used, color, size and design.

12. OUTBUILDINGS (SHEDS)

No outbuilding may be constructed farther forward on the site than the rear plane of the house and must be located within the minimum setbacks for such structures established by the City of Fort Mill or York County. The setback shall be a minimum of 10 feet from rear and side property lines unless there are circumstances that may justify otherwise. In general, the site of outbuildings shall not create a breach of privacy between neighboring houses. The installation of an outbuilding shall comply with the landscaping standards.

No structure of temporary character shall be placed upon any property within the Community at any time. Metal outbuildings, trailers or metal garages shall not be allowed on and Lot.

To ensure consistency in the design of all structures on each Lot and minimize visual disruption of the neighborhood, outbuildings must match the design characteristics of the house.

Specifically:

- A. All exterior finish materials shall blend with the house. The front of the shed should be the same material and color as the front of the home.
- B. All outbuildings shall have shingled roofs that match the house in style and color.
- C. All exterior colors shall match the house, including the building, door, trim and roof.

No outbuilding shall exceed 200 square feet and no one side of the outbuilding shall exceed 16 feet. No outbuilding shall exceed 10 feet in height,

- D. Any outbuilding raised from the ground shall have the underside concealed with landscaping unless otherwise approved by the ARC.

Additional information required when applying to add an outbuilding shed include: material used on building, trim and roof; photographs, brochures or other literature available; style of outbuilding (i.e., barn, gabled, etc.); dimensions of building, including width, depth and height; and form of screening for underside if applicable.

13. DRIVEWAYS AND WALKWAYS

13.1 DRIVEWAYS

New driveway locations and sizes, and extensions of existing driveways must be approved by the ARC. The ARC reserves the right to restrict the size of driveways where they may substantially reduce the landscaped yard area of a Lot.

Driveways shall be constructed of concrete or asphalt. Requests for color changes, including tinted sealants, will be reviewed on a case-by-case basis, but must blend with the color scheme of the house and the neighboring homes.

13.2 WALKWAYS

All walkways shall be kept within close proximity of the house and shall use the most direct path available. Secondary walkways shall not exceed 3 feet in width.

All new front walkways shall be entirely hard surfaced, of brick, plain or exposed aggregate concrete, concrete pavers, flagstone or other decorative stone (set in

concrete). Asphalt and/or gravel walkways will not be approved. ARC approval is required prior to construction of front walkways.

Secondary walkways made of hard surfaces (including brick, plain or exposed aggregate concrete, concrete pavers, loose-laid stone in gravel, flagstone or other decorative stone set in concrete) or soft surfaces (such as flagstone or other decorative stones not set in concrete or mulch material) require approval by the ARC. Continuous edging will be required along loose-laid stone walks and walks made of mulch. Asphalt will not be approved.

14. FENCES AND SCREENING ENCLOSURES

14.1 FENCES

Fences are subject to the complete jurisdiction of the ARC as to location, style, materials, color and height. Subject and restrictive to limits and provisions contained in Exhibit "E" for the Covenants.

Dog runs or dog pens are not permitted.

14.2 SCREENING ENCLOSURES

Screening of trash containers as required by the Covenants shall be screened on all sides with allowance for an opening not visible from the street. Landscaping (shrubs) is permitted as a screening option. Landscaping should consist of one shrub in the front and one to the neighboring side so as to fully conceal the trash container(s). Any other screening method shall require written approval by the ARC. An application for a screen should include the dimensions of the area, location, type of material(s) used and color.

15. PLAY AND SPORTS EQUIPMENT, PLAYHOUSES

Play and sports equipment are subject to ARC approval. The ARC may require relocation and/or screening of the object from view..

15.1 GUIDELINES

With the exception of basketball goals, play equipment shall be located in rear yards only. Play equipment should be located away from property lines adjacent to other houses or streets and away from neighbors' direct view where possible.

At play equipment should be neat and orderly in appearance and finish. Play equipment that has fallen into disrepair (i.e., rusted swing sets, peeling paint) or has been outgrown by children should be removed from the property. If a play structure is referred to the ARC as an unsightly object, the relocation, screening, or removal of the structure may be required. When screening is required, it shall be the responsibility of the homeowner to submit to the ARC a plan and proposed screen type for review.

15.2 BASKETBALL GOALS

Permanent and Temporary basketball goals must be submitted to the ARC for approval prior to installation. Permanent basketball goals are defined as a backboard and goal mounted on' a pole set permanently in concrete, in the ground. Permanent and portable basketball goals are permitted utilizing clear, white or gray backboards, mounted on a white, gray or black pole made of metal. Permanent goals may only be mounted adjacent to the driveway so as to face the home's driveway. Permanent goals shall not be mounted facing the street. Portable temporary basketball goals shall be removed from the road curb area and shall be stored so as not to face the street when not in use.

16. ANTENNAS

Section 207 of the Telecommunications Act, cited as 47 C.F.R. Section 1.4000 (hereinafter the "Rule"), permits the following antennas:

A. A 'dish' antenna that is one meter (39.37") or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite services, or to receive or transmit fixed wireless signals via satellite;

B. An antenna that is one meter (39.37") or less in diameter or diagonal measurement and is designed to receive video programming services via MMDS (wireless cable) or to receive or transmit fixed wireless signals other than via satellite; and . An antenna that is designed to receive local television broadcast signals.

The Rule allows community associations to enforce restrictions that do not impair the installation, maintenance or use of these types of antennas, as well as restrictions needed for safety. Therefore, the extent feasible, antennas should not be visible from the street and should be placed in the following location:

A. Mounted directly on the rear of the house; mounted on the rear roof plane; or mounted on the backside of a chimney. Homeowners do not need to submit an application for a satellite dish to the ARC if locating their dish in one of these three locations.

B. Mounted directly on the side of the house but not closer to the front of the house than 50% of the home's depth; mounted on a roof plane facing the side of the house but not closer to the front of the house than 50% of the home's depth; or mounted on the ground within close proximity to the side of the house but not closer to the front of the home than 50% of the home's depth. If the dish is mounted on the ground, it must be placed as low to the ground without interfering with reception. The satellite dish shall not be visible from the street if standing in the street, facing the center of the house. An application indicating the requested location shall be submitted to the ARC for approval prior to locating a satellite dish in any of these three locations.

As much as possible, the visibility of antennas mounted on the ground within close proximity to the side of the home should be minimized using one or both of the following methods:

A. Screen the antenna from view from the street with natural plantings, trees and shrubs; to the extent they do not compromise the signal reception.

B. Use antennas with a dark or muted color, or paint the antenna a muted color to blend with the background surface or with the surrounding landscape.

If no clear signal is obtained in any of the above locations, the homeowner shall provide the ARC with a written statement from the installer stating no reception is available from any of the above locations. Upon approval from the ARC, the homeowner may then install the antenna in an alternate location as deemed necessary for reception but while maintaining the standard aesthetics of the neighborhood. Prior to placing an antenna in any alternate location, an Application and documentation evidencing the need to mount an antenna in an alternate location are required.

17. LANDSCAPING, PONDS

17.1 LANDSCAPING

The ARC generally does not monitor landscaping of Lots, except where the Lot may fall upon a berm or swell, when landscaping may interfere with the neighboring Lots, or for the general upkeep of a Lot as may be required. The ARC will use the following criteria in reviewing landscaping of Lots:

A. Portions of the Lot intended to be landscaped shall be cleared of any vegetation considered noxious and unsightly when visible from the street. Tree stumps shall be removed and trees cut at a grade in a manner to conserve remaining trees. Cleared material may not be dumped on other sites or common areas within the Community.

B. Where necessary, site grading will be performed in a manner so as to direct water away from the residence and prevent ponding or standing water and not drain into or across adjacent properties.

C. An application for approval shall be required prior to planting any hedge. A hedge is defined as follows: Three (3) or more of the same or similar species of plant vegetation planted with a distance of six (6) feet or less between plants and which will exceed more than three (3) feet in height when grown so as to cause a wall or screen.

D. Tree limbs, high weeds, piles of leaves and grass, or other debris, are to be properly disposed of in a timely manner. Front and rear yards, including lawns and planting beds, shall be kept mowed and maintained in a healthy growing condition.

17.2 PONDS

Ponds shall be located only in the back of the Lot behind the house, so as not to be visible when standing on the street at the center of the house. Approval must be obtained from the ARC prior to the installation of any pond that exceeds six (6) feet on any one side or six(6)feet in diameter. Applications should provide an explanation of material is to be used, exact size and location upon the property, and any accessories used (i.e. fountain). Copies of available literature should be provided.

18. BERMS, SWELLS AND COMMON AREAS

18.1 BERMS AND SWELLS

Homeowners are required to submit Applications for approval prior to making changes to grading or removal of plantings or soil on all berms or swells and shall consult with local zoning ordinances as required.

Approval for the clearing and alteration of berms must be submitted to the ARC and may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into the soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation.

No clearing of vegetation or grading shall commence on any berm until plans and specifications for an improvement, as defined in these Standards, have been submitted and approved by the ARC. Where clearing has been performed which is not in compliance with written approvals, the ARC may require re-planting of vegetation in sufficient size and number to restore the cleared area to a state deemed sufficient to the ARC.

No removal of soil or grading of berms will be approved except where necessary to direct water away from a residence or to stabilize slopes.

18.2 COMMON AREAS

No planting or gardening by individual owners shall be done upon any Common Area. No approval will be given for the clearing or alteration of Common Areas or removal of soil or grading of Common Areas except where necessary to direct water away from sides or to stabilize a slope. If approval is granted, work may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation. No clearing, grading, removal of soil or work of any kind shall commence on Common Areas until plans and specifications for an improvement have been submitted and approved by the ARC. Where clearing has been performed which is not in compliance with written approvals, the ARC may require-planting of vegetation in sufficient size and number to restore the cleared are to a wooded state as deemed sufficient to the ARC.

19. WELLS

Generally, wells will not be permitted on homeowner property.

20. POOLS AND SPAS

No above ground swimming pools, except for small, temporary wading pools, are permitted on any Lot. Temporary wading pools shall not exceed two (2) feet in height and shall be drained and properly stored out of sight when not in use.

Permanent and temporary spas shall be located within close proximity to the house. Spas shall be located in-ground, within a deck, on a patio, and/or shall be screened or landscaped so as to promote a unity between the house and spa. Pools and spas shall be located only in the back of the Lot behind the house. Approval must be obtained from the ARC prior to the installation of any pool or spa (permanent or temporary).

21. OTHER PROPERTY IMPROVEMENTS

21.1 EXTERIOR LIGHTING

No exterior lighting shall be installed or utilized on any property within the Community that is of such character, intensity, or location as to interfere with the use, enjoyment, and privacy of any Lot or owner in the near vicinity. No neon or flashing lights shall be permitted (with the exception of temporary holiday decorations, as long as they do not pose a nuisance to neighboring homes). Approval is required from the ARC prior to the addition of any front post lamp.

21.2 SIGNS

No sign may be erected upon any property within Regal Manor except for "FOR SALE" signs or "FOR RENT" signs, not exceeding six (6) square feet in size. When working with a real estate agent, owners should bring this to the attention of their agent and advise their agent that directional signs are prohibited and will be removed. The exception to the above sign policy is during an election in which homeowners are permitted to post no more than two (2) political signs not more than thirty (30) days prior to the election and must be removed within seven (7) days following the election. The Association does retain the right to remove any sign at any time that it in its sole discretion deems to be offensive, illegal or which poses an immediate threat of injury to any person.

21.3 FLAGS

One flag or banner may be displayed per lot. Flags and banners must be placed on a projecting flagpole on the front of a home at or below the roof eave line. The maximum permitted flag or banner size is 3' x 5'. Freestanding flagpoles are not permitted on residential lots.

21.4 MAILBOXES

Mailboxes must be installed utilizing the standard Regal Manor post design and the approved size for each development. Mailboxes must conform to the "look and feel" of their respective development.

21.5 DECORATIVE STRUCTURES

No decorative items, including, but not limited to, statues, birdbaths, lawn ornaments, figurines and fountains, are permitted in the front or side yards that may be visible from the street without ARC approval. Planters which contain live plants are not considered decorative items. Artificial vegetation is considered decorative in nature and is not permitted in the front or side yards. Outdoor furniture and benches must be kept within the porch area when not in use.

21.6 HOLIDAY DECORATIONS

Holiday decorations shall be removed from the exterior of the home no later than thirty (30) following the celebrated holiday.

22. PROPERTY MAINTENANCE STANDARDS

22.1 TRASH

Trash and litter must be kept under control at all times. Trash containers, recycling containers, boxes and bags should not be left on the street except the evening prior to and day of the scheduled weekly trash service provided by the Town. Temporary deposits of trash scheduled for "special pick-up" shall be kept out of sight until the evening prior to and day of the scheduled pick-up. Trash receptacles and recycling bins shall be removed from the road and properly stored no later than the morning following the day of trash removal service as provided by your carrier. Receptacles and recycling bins should be stored out of site from the predominant road.

22.2 YARDS

A. Toys, bicycles and baby pools are to be removed from front yards when not in use.

B. Tree limbs, high weeds, piles of leaves and grass, or other debris, are to be properly disposed of in a timely manner.

C. Front and rear yards, including lawns and planting beds, shall be kept mowed and maintained in a healthy growing condition. (Special consideration will be given in cases of county mandated water restrictions.)

D. Inoperable motor vehicles parked within sight of the road and adjacent properties area violation of state and county codes and the RRC Covenants.

E. No boats or recreational vehicles shall be permitted on any Lot except in an enclosed garage.

F. Firewood should be kept neatly stacked in the rear yard behind the front plane of the house. Very large firewood stacks or stacks covered with tarpaulins should be screened from view of neighboring homes. Furniture that is intended for indoor use may

not be used as outdoor furniture. Folding chairs or temporary seating must be removed and properly stored out of sight when not in use,

G. Missing shingles, broken gutters, broken downspouts, and rotten wood on steps, stoops and decks are to be repaired in a timely manner.

H. Paint and stain that has faded, discolored, peeled, chipped or cracked is in need of maintenance. Excessive mold, mildew and other signs of damage or neglect, are to be addressed and not allowed to continue. A house or other structure that exhibits a need for re-application or stain constitutes an unsightly condition and must be addressed in a timely manner.

I. Windows and sliding glass doors that use Thermo pane-type glass should be replaced if the vapor barrier is breached. Such a condition produces a clouded appearance that is objectionable.

J. Structures or enclosures utilizing tarps, drop cloths or sheets of plastic are not permissible.

22.3 NUISANCE

No offensive or illegal activity shall commence on any Lot, nor shall anything be done which may become an annoyance or nuisance to any other homeowner. Nuisances shall include, but not be limited to, the storage of rubbish or other items which may make the Lot appear unclean or untidy, that emit foul odors, or that cause a noise that will or might disturb the peace and quiet of the occupants of surrounding Lots. No trash, rubbish, stored materials, wrecked, unlicensed or inoperable vehicles, boats and/or trailers, recreational vehicles, or similar unsightly items shall be allowed to remain on any Lot outside an enclosed structure. However, the foregoing does not pertain to temporary deposits of trash, rubbish and other such debris for pick-up by governmental and other similar garbage and trash removal service units. All clotheslines, lawn mowers and similar equipment shall be kept in an enclosed structure or screened so as to conceal it from the view of neighboring homeowners and streets. Incinerators for garbage, trash or other refuse shall not be used nor permitted to be erected or placed on any Lot.

The foregoing document was adopted by the Board of Directors on:

President

Secretary

REGAL MANOR HOMEOWNER'S ASSOCIATION
Architectural Request Form
(One Improvement per Sheet)

Homeowner: _____

Phone: _____

Address: _____

E-mail: _____

Describe improvement. Include type of materials, size, color, etc. (attach additional sheets as needed)

Attach site drawing. Show size and location of proposed fences, decks, walks, storage building, etc. Include any setback dimensions from property lines and planting/screening plans for outbuildings. A copy of your survey with proposed changes indicated is recommended.

Estimated Construction time for completion:

CONSTRUCTION SHALL BEGIN WITHIN 6 MONTHS OF THE DATE OF APPROVAL. IF CONSTRUCTION HAS NOT BEGUN WITHIN THE 6 MONTH PERIOD, AN NEW APPLICATION WILL NEED TO BE SUBMITTED BEFORE CONSTRUCTION BEGINS.

Applicant understands that approval by the Regal Manor Architectural Review Committee is for compliance with aesthetics and limitations described in the Declaration of Covenants, Conditions and Restrictions for Regal Manor and the requirements of the Regal Manor Architectural Guidelines. Compliance with state, local, or Federal codes, permitting and zoning shall be the sole responsibility of the homeowner/applicant and shall not be the responsibility of the Homeowners Association or its agents/employees.

Signature of Applicant/Homeowner: _____

Date: _____

Committee Comments:

Proposal:
Approved As Submitted: Approved with Conditions Noted: Proposal Denied:

Approval Signature: _____ Date: _____

CONSTRUCTION FOLLOW-UP SECTION

Committee Member reviewed by: _____

Date: _____

Status of Construction (_____ % complete) _____ %

Does Actual construction match Proposed Plan: Yes No (if no, add comments)

Committee Comments:

Work Approved: Approved with Conditions Noted: Denied: (see comments)

MAIL COMPLETED FORM TO:

Kuester Management Group
PO Box 3340
Fort Mill, SC 29708
Fax: (803)802-0005
Email: rbarrett@kuester.com