

PEBBLE RIDGE HOMEOWNERS ASSOCIATION
PEBBLE CREEK, PHASE IV

ARCHITECTURAL GUIDE LINES

Purpose:

These guidelines have been adopted by the Pebble Ridge Board of Directors in order to assist Pebble Ridge home and lot owners to plan and submit home and landscaping improvement projects to the PRHOA Architectural Committee for covenant compliance evaluation and Architectural Committee approval of the project prior to beginning work.

Submittals:

Home/Lot owners are obligated by the Pebble Ridge Covenants, Conditions and Restrictions, Article IV, to: Contact your Board representative r the Architectural Committee, in writing, to submit any and all remodeling and additional landscape plans in advance of beginning work. The Committee is obligated to promptly review submittals and respond with approval or disapproval. The basis for the committees actions will be based upon rules and restrictions contained in the COVENANTS, CONDITIONS AND RESTRICTIONS as adopted and these guidelines. These guide lines do not supersede the covenants. Committee decisions are reviewed by the PRHOA Board of Directors as appropriate and the home/lot owner is compelled to abide by the committee's rulings. The home/lot owner may ask for further review by the Board. The President or Vice President of PRHOA will consider the merit of such request. If in accordance with Article IV. "Appeal" the Board decides to review the submitted data, or, invite the home/lot owner to meet with the Board, then the Board's findings will be final and binding.

Submittals must contain as much information as is relevant and in a form that fully describes unambiguously the proposed project details. Dimensions, diagrams showing locations, and adequate descriptions of appearance are essential. Information shall be in a form that will allow the Committee to properly evaluate the project.

The Pebble Ridge Home Owners Association Board will publish specific guidelines from time to time dealing with the most common architectural requests. The first of these guidelines is 'Fencing'. See attached.

FENCING GUIDELINES

1. Once started, fencing must be completed promptly. Owners may be asked to disassemble partially built fences if the PRHOA board so advises.
2. No chain link or fencing using metal post.
3. No fences higher than 60 inches except for swimming pool fences as specified by Greenville County code.
4. Lattice material may not be used to make up facing of fencing
5. No basket weave design fences will be approved.
6. No post and rail fencing with exposed wire, hardware cloth, or any other wire mesh.
7. Wire backing is only permitted in conjunction with an approved fence design and when installed on the inboard side of the fence. Further the outboard side of the fence shall be fully landscaped so the wire content is not in view from the outside.
8. The structural side of the fence shall face the enclosed area.
9. Fencing shall not be forward of the back corner of the main structure.
10. Fencing along side yards may be shared only if the following criteria is met: The fencing cannot be constructed without concurrence of adjoining home/lot owners. The concurrence must be included with the initial plan.
11. Fencing must not encroach any drainage or utility easement.
12. Fence design must be consistent. Different designs or types are not allowed within the same areas.
13. Fencing materials and installation must be of high quality and consistent with multi-year life expectancy.
14. Above ground lumber shall be pressure treated with CCA or ACL preservatives with .25 per sq. ft. penetration, or better.
15. Below ground lumber shall meet .60 per sq. ft preservative penetration, or better.

16. Fence construction must not create a hazard to persons, for example: sharp points, protruding sharp metal parts, or nails, etc. Also, spacing between adjacent slats, rails or vertical boards must either not exceed 4", or, be at least 9", to avoid small children being trapped. All fences must be maintained at all times to prevent this situation from happening.
17. Alternate lumber must be naturally rot resistant.
18. All fence components must be set plumb and remain plumb.
19. All posts must be set a minimum of six (6) inches below the frost line; approximately eighteen (18) inches.
20. Gate posts must be set an additional twenty (20) inches.
21. Prefabricated fence sections must meet the criteria set herein.
22. Fence bottom boards must be two inches (2) high, or higher, from the ground.
23. Post and rail fence designs must have two posts per running five (5) foot intervals.
24. Fence hardware must be galvanized or equally treated to prevent rust. Gates shall have a minimum of thirty six (36) inches clear opening.
25. Gate design shall contain anti-sag components.
26. Gate closures shall be heavy duty steel and non rusting material.
27. Fence material must be wood as specified above.