

Builders' Restrictive Covenants **for Lauren Pines, York, SC**

1. All Lots in the Development shall be subject to the easements, restrictions and limitations of record and to all governmental zoning authority and regulations.
2. All elevation plans for construction of a dwelling including any detached units shall be submitted to the Architectural Control Committee for approval and shall include all exterior material and color options available to the buyer/owner.
3. Minimum square area of dwelling:
 - A. Single Story – 2000ft² including bonus area if applicable.
 - B. Two Story – 2400ft², 1400ft² of which must be on main floor.
4. At minimum, forty percent (40%) of the front exterior of all homes shall be brick or stone masonry.
5. All roofs shall be either fiberglass or asphalt shingles. Colors other than black, brown and gray will require approval from the Architectural Control Committee. Metal roofs are not permitted.
6. Main exterior colors of all homes shall be Earth tones (including dark green, tan, beige, gray, dark red and brown) and are subject to approval by the Architectural Control Committee.
7. Attached garages must hold a minimum of two (2) cars and whenever possible have all garage doors facing away from the main entrance of the development as to not be immediately seen as first approached from the main entrance. An exception for a front-entry garage may be granted by request by the Architectural Control Committee for lots that will not allow for a side-load garage.
8. Detached garages and storage sheds shall be constructed to be architecturally compatible with the Dwelling Unit and shall be constructed with the same materials and color pallet.
9. A buffer of trees at least ten (10) feet on either side of the Dwelling Unit shall be kept to provide personal privacy. This requirement may be waived by request by the builder to the Architectural Control Committee explaining why it would not be desirable or practical to keep it in place.
10. Construction time limits:
 - A. Construction to begin within six (6) months from date when the Building Permit is issued or within eight months of clearing/grading the lot, whichever comes first.
 - B. If construction does not begin within 3 months of clearing/grading, then builder must establish a vegetative cover until construction begins.
 - C. Exterior of dwelling to be completed within six (6) months of start of construction.
 - D. All dwellings to be 100% complete within one (1) year from start of construction including grading, seeding/sod and reasonable landscaping.
11. All construction debris shall be placed in dumpsters or appropriate trash enclosures, which shall be placed on the Lots and not on the streets. The streets shall be kept clear of mud and dirt from water run off and excavation.
12. Mailbox shall be substantially the same matching style and color as shown in Exhibit A, and shall be approved by the Committee, Developer and Post Office. See Exhibit A for reference.
13. HVAC units and utility meters should be reasonably screened from view (e.g. with landscaping bushes) unless placed behind dwelling.
14. Easements: Front & rear – 10ft each; sides – 5ft each.
15. Wetlands and creek setbacks – 100ft.
16. Failure for Builder to comply with these restrictions, requirements and limits stated above shall incur a fine for each non-compliance each day until condition(s) retains compliance.

The items listed above are a summary of the Restrictive Covenants, which apply to the builders. Full details can be found in Article I (definitions), III (restrictions concerning size, placement and maintenance of dwelling units and other structures), IV (easements and setbacks) and VI (submittal and approval of plans) in the Declaration of Covenants, Conditions, Commitments, Restrictions, Easements and Assessments (“Restrictive Covenants”) of Lauren Pines, York, South Carolina.

I (contracting builder) understand and will abide by guidelines given above as well as all Restrictive Covenants of Lauren Pines. If I fail in any part, action may be taken against me by the Association and/or Developer up to and including fines each day for each violation until the condition(s) is corrected.

Contracting builder

Date: _____

Builders' Home Selections and Specifications
for
Lauren Pines, York, SC

1. Number of Levels: _____

2. Total Heated Area: _____ ft² (2000 min 1-story; 2400 min 2-story)
 - a. Level 1: _____ ft² (1400 min for 2-story)
 - b. Level 2: _____ ft²

3. Front Exterior Masonry:
 - a. Brick _____ Stone _____
 - b. Front wall total area: _____ ft²
 - c. Total masonry area (min 40% of front wall area): _____ ft²

4. Main Exterior colors (sample photos are recommended):
 - a. Masonry: _____
 - b. Siding: _____
 - c. Shingles (style & color): _____
 - d. Shutters: _____

The items listed above are a summary of the Dwelling Unit's features relevant to the Builders' Restrictive Covenants. Any modification to the items listed above will require additional approval by the Architectural Control Committee.

Builders' Home Selections and Specifications form along with a copy of the proposed front elevation view shall be submitted upon completion to *Sandy Griffin* at **sgriffin@amshoa.com**.

Contracting builder

Date: _____

Exhibit A

