

Marsh Pointe Townhomes Association, Inc.
Architectural Review and Decision form

In accordance with the Association's documents and Architectural Review and Guidelines in the Covenants, Conditions, and Restrictions, I hereby apply for written approval to make the following exterior alterations or changes to my property.

Send completed requests to: etiwanpointephase3townhomes.sc@fsresidential.com

Request Date: _____

Information Complete - Sent to ARB _____

Information incomplete – Return to Owner _____

Owner's Name: _____ Property Address: _____

Home Phone Number: _____ Work Phone Number: _____

E-mail: _____

This form reflects the most often requested approval types. If you do not see a category that matches the nature of your request, please use the "Other Feature" section for your request.

Roofing

Brand: _____ Material: _____ Color: _____ Style: _____

(Roofing material must match original roof.)

Exterior Color

Brand: _____ Color # and Name: _____

(Color must match original pantone.)

Fencing

Location: _____ Type: _____ Material: _____ Color: _____

Height: _____ **Corner Lot:** Yes No

(Must follow parameters as defined in covenants. A lot layout showing the location of proposed fencing, a diagram of the fence including gate locations, a picture of the fence type and an Encroachment Permit from the City or County for building within drainage easements is required with this application.)

There is also a \$250.00 ARB compliance deposit payable to "Etiwan Pointe Phase 3 Townhomes" required for any fence or patio installation or any other improvement at the discretion of the ARB – this payment will be cashed by the HOA upon receipt. Once your project is completed, you must contact the ARB to set-up a compliance inspection. If approval is given, your compliance deposit will be returned.

Landscaping

Plant Type: _____ Location: _____ Planting Size: _____ Mature Size: _____

(Must follow landscape design as provided by Landscape Committee. A lot layout showing the location of the proposed plan is required with the installation. No invasive species of any kind. You may be requested to notify neighbors affected by the proposed installation for their approval.)

Patio

Location: _____ Size: _____ Color: _____ Material: _____

(Must follow parameters as defined in the covenants. A lot layout showing the location of the proposed patio along with a picture of the patio is required with this application.)

Vinyl Panels

Material: _____

Conversion of screened in porch with vinyl panels must be submitted with specific materials defined.

Satellite Dish

A satellite dish of one meter in diameter or less may be placed within the homeowner’s exclusive use area of their property. Installation of these devices should be on the rear of the structure or other location that minimizes visibility from the street or front of the residence. It is recommended that the dish be screened from street view where applicable, though screening may not be a requirement unless otherwise determined by the Architectural Review Board after final installation.

Pruning

(Pruning is allowable only in “designated viewing corridors” enabling eligible homeowners to prune bush no lower than 4’6” and prune tree limbs up as high as 25’. If you intend to do any pruning, you are required to send pictures before and after to Mark Musselman at the Audubon Society. Please note any pruning between buildings is prohibited. Any unapproved pruning will incur a fine of \$1000.)

Mark Musselman (843-462-2150)
Center Director and Sanctuary Manager
Audubon Center at Francis Beidler Forest
www.Beidlerforest.com
mmusselman@audubon.org

Additional Information: _____

*Important Note: Approval by the Architectural Review Board does not constitute approval by local governing agencies. It is the sole responsibility of the applicant to determine and comply with all governmental regulations, statutes, codes and zoning requirements. It is the responsibility of the applicant to secure any and all permits, inspections, authorization, and/or permission from government agencies prior to work commencement. It is the applicant’s sole responsibility to ensure that any work commencing is within the property limits and meets all building setback and easement restrictions. **Owner initials:** _____*

It is the applicant’s responsibility to protect all elements inside the Association easements, and to return any area disturbed by the installation of a modification to the same standards as previously existed. Upon completion of the improvement, the Association shall review and determine that the installation is in compliance with the approval provided. If the improvements are deemed incomplete or further work is necessitated, applicant shall be provided with a deadline for the completion of the work. If the improvements are not completed to the satisfaction of the Association within the timelines provided, the Association may impose penalties until completion occurs. **Owner initials:** _____

Homeowner Signature: _____

Architectural Review Committee Decision:

Approved Conditional Approval Denied

ARB requirements or comments on application (if any): _____

All Architectural Review Request Forms will be reviewed by the ARB. A copy of the disposition will be mailed to the owner.