



## **Landscaping, Mailbox and Gym/Playset Guidelines**

Revised November 2019

### **Article V Architectural Control**

SECTION 1. IMPROVEMENTS. No building, fence, wall or other structure or planting or landscaping shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration therein including without limitation any plantings or landscaping be made until the plans and specifications showing the nature, kind, shape, height, materials, colors, and location of the same shall be submitted to and approved in writing **as to harmony of external design and location in relation to surrounding structures and topography** by the Board of Directors of the Association, or by an architectural control committee composed of three (3) or more members to be initially appointed by the Declarant for a term not to exceed 3 years (hereinafter referred to as the "Architectural Control Committee"). Refusal of approval of plans, location or specification may be based upon any ground, including purely aesthetic conditions, which in the sole and uncontrolled discretion of the Architectural Control Committee shall seem sufficient. The above notwithstanding, the discretion of the Declarant, its successors or assigns, shall have the right to appoint one (1) member of the Architectural Control Committee until it divests itself of all Lots in Sandpines at Wescott (including Lots located on any Additional Property or annexed property). Upon the divestiture of all Lots, unless the Declarant shall elect to do so sooner, the Board of Directors or Architectural Control Committee of the Association shall assume sole responsibility of the rights of approval.

1. All bedding materials shall be earth tone in color.
2. Changes to landscaping beyond the original footprint of planting beds must be approved.
3. Edging borders shall follow the original bedding outline.
4. Dead trees or shrubs (including palms), in the front yard, must be removed and replaced. A waiver request must be sent to the BOD for approval if the owner does not wish to replace dead trees/shrubs. (All palm trees must be replaced since this is a signature of each home's landscape plan in Sandpines.)
5. Mailbox posts must be painted Charleston Green color.
6. Mailboxes and/or posts needing replacement must have identical or near identical replacements in size, style, and structure.
7. Gym/Play/Swing sets require ACC approval prior to installation and must be wood. A fence is not required.
8. Trampolines require ACC approval prior to installation and must be properly screened from view. A fence is required.