

# WOOD MILL PROPERTY OWNERS ASSOCIATION, INC.

## RULES AND REGULATIONS ARCHITECTURAL STANDARD COMMITTEE

The Architectural Standard Committee is your planning committee (hereafter known as the ASC). The purpose of the ASC is to maintain a high quality development, to assure that all houses, and other structures are of appropriate size, color and design. Accordingly, no building, fence, wall or other structure of any kind or alteration or addition, change of exterior appearance shall be commenced until approved in writing by the ASC. The ASC will give architectural approval of plans submitted and approved by the Developer (WW Development, LLC)

All proposed changes shall be submitted to the ASC for written approval. In the event the ASC fails to approve or disapprove such design and location in writing within thirty (30) days, the Owner shall, by certified mail to the Board, state the date the plans were submitted originally, the date of the plans, the person preparing the plans and a request for approval. If Owner has not received a reply from the ASC within fifteen (15) days such notice was mailed, approval is deemed not required.

Plans and specifications shall be in such a form and contain information as may be reasonably required by the ASC, including but not limited to:

- A. Picture or drawing showing materials to be used;
- B. Sketch of change or plan;
- C. Site plan - drawing of lot showing location of proposed house, and improvement;
- D. Architectural drawings
- E. Plans for landscaping, grading and fencing.

Listed below are items that will make our community the best in Lexington County:

- A. Satellite dishes - no larger than 18 " and not visible from street.
- B. Dog Houses or Dog runs - not visible from street - located behind fence.
- C. Playground equipment - safe and kept in good condition in back yard.
- D. Storage houses - must be approved by ASC.
- E. Outside Lighting - be considerate of your neighbors. See restrictions regarding use.
- F. Tree Removal - must be approved by ASC prior to clearing. Dead trees must be removed in a timely manner.
- G. Antennas - not allowed.
- H. Animals - no animals may be maintained for commercial purposes. Animals are not allowed on the common areas unless controlled by their owner. If any animal becomes a nuisance, they will be reported to Lexington County Animal Control.
- I. Basketball goals - not allowed in the front yard, nor the driveway.
- J. Vacant Lots - lots must be maintained and mowed on a regular basis by Owner.
- K. Construction Sites - must be kept clean. Appropriate containers or confined area for

disposal of debris is required. Builder can be fined in the event construction site is not kept clean.

- L. Mailboxes, house numbers and Garages - must conform in size, color and style as set forth by the ASC.
- M. Window Screens - no screens are allowed on the front windows.

THE DEVELOPER, W W DEVELOPMENT, LLC. IS THE ACTING ASC, UNTIL SUCH TIME AS THE ASC IS EMPOWERED TO ACT. ALL PLANS OR REQUESTS FOR APPROVAL SHALL BE MADE TO DIANA WOOD AT 220 EAST MAIN STREET, LEXINGTON, SC 29072 (803) 359-2964.

DATED: \_\_\_\_\_

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