

Planter's Row Landscaping & Fencing Guidelines

Purpose

These guidelines have been established in order to maintain and enhance the character and visual environment within the **Planter's Row** development. Many of the guidelines have been extracted from the **Covenants & Restrictions** document for The **Planter's Row** Subdivision and are not intended to change, alter, or circumvent the community restrictions and by-laws.

Failure of the homeowner to submit the required information or failure to comply with these guidelines could result in immediate action by the Planter's Row Homeowner's Association and the developer. If unsure about the need to submit a request, please submit it. It is better to err on the side of submitting the request rather than suffering any consequences of failure to do so for an improvement needing approval.

Keep in mind that the Architectural Control Committee (ACC) does not review the structural adequacies, building code or permit issues for any proposed modification. The property owner is responsible for ensuring that all modifications are structurally adequate, meet applicable building codes and are performed with the appropriate permits. Please contact the Mauldin Building Permit Office for information on permits. It is located in the City Hall Building at 5 E. Butler Rd and the phone number is 288-4910.

Submittals

1. The Design Review Committee will regularly meet to review submitted claims. Submittals should be received by the committee on or before the Friday preceding each meeting. Any submittal received later than the deadline will be reviewed at the next committee meeting. **Please allow 30 days for the submittal to be returned to you.**
2. All submittal requests must be in writing. No verbal submittal will be considered. Submittals should be sent as noted on the request form. The submittal should be made as soon as plans are finalized and when the estimate has been received from the contractor, if one is involved. Please advise the contractor involved that they may not start work on the project until approval from the ACC is received.
3. Submittals **must** include the following or **will be returned** to the homeowner:
 - A. **A completed Planters Row Submittal Request for Approval of Property Improvement.** A copy of this form is attached to these guidelines. Additional copies can be obtained from the property manager William Goldsmith, Attn: Cathy Bell, Phone: 297-4970.
 - B. **Site Plan:** A copy of the official lot survey (site plan) should include the street address and the lot number, the position of any existing structures, the location of any utility or drainage easements that affect the property and the area of the proposed property improvement. The placement of the improvement and any setbacks from the property line should be noted on the lot survey.
 - C. **Sketch:** The sketch should illustrate the proposed improvement and should include appropriate notation and or description to clarify and specify the proposed improvement. All materials, colors and relevant dimensions of the improvement must be included. Specifications for fencing should include the composition and dimensions of the posts and board to be used as well as the fence height and color. A photograph, brochure, contractor's estimate or sketch that provides that information should also be included. Any other information that you think will clarify the proposed improvement should also be included.
4. In general, the homeowner will be notified in writing as to the committee's decision within ten (10) business days after the committee meets.

Landscaping Guidelines:

1. **Borders for Landscaping Beds:** Materials must be of earth tone colors. Approved materials include the following:
 - Black plastic
 - Brown or gray stone
 - Wooden timbers
 - Solid brick that matches the brick of the home
 - Concrete pavers

2. **Ground Cover Materials:** Approved materials include the following:
 - Red oxide lava stone
 - Wood mulch
 - Pine Needles/Bark

(Note: all other materials must be submitted for ACC review)

3. **Plant Materials:**
 - A. Any plant that can naturally survive in upstate South Carolina.
 - B. The use of plants to make a fence in the front yard is prohibited.
 - C. Vegetable gardens must be located in the rear yard of the property and be screened from the street.

4. **Decorative Items:** Sculptures, statues, bird feeders, windmills and *similar* items are restricted in front yard areas in the respect that only items with neutral colors that blend with the landscape will be allowed. Other such items should be located in the rear yard and must be screened from the street.

Fencing Guidelines

1. Fence Placement & Orientation:

- A. Structural support side of the fence shall face the enclosed area of the fence with the decorative or “pretty” side of the fence facing the street.
- B. Fencing shall not be forward of the back corner of the main house structure.
- C. The shared section of fencing cannot be installed directly on the property line. It must fall into one of the lots. The fencing must be parallel to the lot lines. The lot owner is responsible for maintenance of the property outside of the fence and up to the property line.
- D. If two adjacent homeowners are installing fencing, both fences should be of the same height, style and color.
- E. Fencing must not encroach on any drainage or utility easement (Refer to Article VIII, Section 1 of the Planter’s Row Covenants and Restrictions). Any fencing erected on such an easement will be removed at the owner’s expense by the utility in the case that the fencing obstructs necessary maintenance or emergency repair of the utility.
- F. No fence, wall or other structure shall be erected or placed on any lot closer than 7 1/2 feet from the street or said minimum setback line (whichever is greater)

2. Fence Dimensions/Composition:

- A. No split rail or chain-link fences are acceptable under any circumstances. Perimeter fences using cross-hatched wood lattice or chicken wire in their composition are not acceptable.
- B. Fence heights for the same property should be the same except when conditions of lot topography or aesthetics are involved. Requests for fences of different heights must clearly justify the deviation from this policy.
- C. Fence heights cannot exceed six (6) feet under any circumstances
- D. All fences that border Ashmore Bridge Road must be of the type currently used by all other properties along that border.
- E. Illustrations of acceptable fence types are attached. They have been supplied by AAA Fencing. However, there is no restriction on the companies allowed to construct fencing in our development. Any additional fence types must be approved by the ACC. A clear illustration or photograph of the proposed fence as well as the style name must be included with the request provided to the ACC.

- F. Please note that approval for erection of fencing, especially that of the privacy type, does not permit the property owner to erect structures or partake in activities that are not allowed or are restricted by the property covenants and restrictions or by these guidelines. Keep in mind that your close neighbors can easily view your property. Consideration for the aesthetics of the neighborhood should be a top priority.

Painting or Staining of New or Existing Decks or Fences

- A. New or existing decks or fences should be painted or stained with materials that will allow the structure to blend with the existing house and property. The use of natural stain colors or clear sealants for privacy fencing and white paint for picket or post & rail fencing is encouraged. If you are in doubt about the color you propose to use, please submit a paint or stain chip to the ACC for review.