

Rose Hill Upstate Community Covenant Restrictions & Architectural Guidelines

Approved 12/05/17

Where covenants do not make specific mention of items, the Architectural Review Committee (ARC) & HOA Board of Directors may establish ARC Guidelines to maintain uniformity within the community. Landscape and exterior improvements must have prior ARC approval before work is performed.

For building projects, you are encouraged to ensure that you have obtained the proper permits from Anderson County. The Residential Construction Permit Application Form is available on the Rose Hill Upstate web site.

Enforcement

Failure to submit an ARC Request prior to commencement of any addition or improvement will result in a \$200 fine. From that point, further failure to submit the required ARC request within 10 days will result in an additional fine and will require immediate removal of addition or improvement at the owner's expense.

The HOA Management Company will issue warnings for any of the violations below. Failure to remedy the violation as outlined in the warning letter will result in a \$200 fine.

Exterior Improvements:

Items that do not need to approval:

- Replacement of existing shrubs with similar shrubs appropriate for location.
- Hardwood mulch (black, brown or red); pine straw; landscaping stones (i.e. river rock stone – white or gray).
- Screening in existing outdoor living space.
- Real estate signs and/or yard sale signs must be posted by stop signs and in front yard of the house, and must be removed within 24 hours after house is sold or event is over. Signs placed in common areas must be removed within 24 hours.
- Security signs.
- Temporarily placed political signs in the front yard no sooner than 30 days prior to the election; must be removed the day after the election.

All other exterior modifications need approval.

- No exterior construction, addition, erection or alteration shall be made until plans and specifications showing the nature, kind, shape, height, color, materials, and location have been submitted in writing to the Architectural Review Committee AND approved. A copy of the request form may be found on the Rose Hill Upstate web site. Per Anderson County, building permits must be acquired for the following projects that exceed \$1,000:
 - Detached garages
 - Storage buildings
 - Addition to home (including overhang/awning)

- Electrical, mechanical, plumbing work
- Demolition
- Deck
- Sprinkler system
- Retaining walls that require demolition and/or re-grading
- Flower boxes (under 1st floor windows).
- Edging for existing flower beds (pavers, poured concrete, natural rock, brick that matches material on the house; and consistent among all beds).
- Screening for enclosure of trash cans made of the following material: hardie board that matches the house; brick or stone that matches the house; approved vinyl fence or wood fence that matches existing fence; shrubs large enough to screen the trash can.
 - **Lattice is prohibited**
- Wood or plastic playsets/swing sets in back yard.
- Trampolines.
- Unattached cabanas/arbors and like-structures that are purchased and not permanently installed.
- Small decorative flags or 3'x 5' flags mounted to front of house or by mailbox.
- All driveway modifications must be approved and must be to the side of the house, and must include a plan and a description of work.
- All covered patios need to be reviewed and approved, but at a minimum they must have a gabled roof. Pitched roofs that create an overhang are discouraged and may not be approved.
- Items that were approved in the past will not necessarily be approved in the future. Just because something was done by one homeowner, does not mean that a different homeowner should not seek ARC approval. Approval of an ARC request is solely at the discretion of the ARC and the HOA Board of Directors.

Artificial Vegetation & Exterior Sculptures/Items: Page 25, Section 8.30

- Exterior items, including but not limited to sculptures, fountains, fences and similar items must have prior written ARC approval.
- Permanently placed artificial vegetation is prohibited. Seasonal holiday artificial vegetation is permitted.

Animals & Pets: Page 22, Section 8.21

- Pet waste pick-up is required.
- Prolonged barking (longer than an hour) is prohibited and is considered a nuisance.
- Pets are not allowed to run freely throughout the neighborhood.
- It is recommended that all pets be current with their vaccinations.
- There is a Pet Directory on the Rose Hill Upstate web site which may help identify a dog that has gotten loose. Homeowners are encouraged to add their pets to this directory.

Plantings & Maintenance: Pages 25-26, Section 8.33

- Homeowner shall not plant large vegetation in the front yard or the rear of an unfenced property without prior approval of the ARC.
- Small seasonal flowering plants may be placed in existing flower beds without prior ARC approval.
- Plants with a <2" diameter or in a <5-gallon container do not need ARC approval.

- New beds need ARC approval.
- Once plantings are approved, the homeowner is responsible for the maintenance and trimming.
- Vines should not be attached to the brick or siding.
- Dead plant materials must be removed immediately and empty planters should be stored out of view.
- Homeowners must maintain and care for their trees, plants and shrubs.

Solar Panels: *Page 25, Section 8.31*

- Must have prior written approval by the ARC. Solar panels on the front of the house are prohibited.
- Ground mounted panels must be approved and within a fenced back yard.

Items Prohibited in the Community:

- Unlicensed vehicles must be stored in the garage.
- Parking motor vehicles on common area lawns is strictly prohibited as this may cause damage to the irrigation system and sprinkler heads.
- Parking motor vehicles on personal lawns is prohibited.
- Tractor-trailers or other large commercial vehicles are prohibited in a driveway or on the street.
- Window air conditioner units are prohibited.

Thank you in advance for your assistance in keeping Rose Hill a great community!