



**PHASE 2**  
**Hardee Waterbridge investments, LLC 55**  
**Park Street Ext.**  
**Little River, SC 29566**

Legal Description of Waterbridge Phase 2:

ALL AND SINGULAR, that certain piece, parcel or tract of land situate, lying and being in Conway Township, County of Horry, State of South Carolina, and containing 86.743 acres, more or less, as shown and identified as "Total Area 86.743 AC.±, 3,778,582 S.F." on a that certain plat entitled "MINOR SUBDIVISION PLAT OF TRACT 18B, PARCEL B" prepared for South Carolina Coastal Development I, Inc. by Cox Surveyors & Associates dated July 18, 2019, and recorded January 9, 2020, in Plat Book 291 at Page 19, in the Office of the Register of Deeds for Horry County, South Carolina, which is incorporated herein by reference

Contact Information:

Waterbridge Phase 2 ARC  
C/O Waterbridge SC, LLC  
Attn: Anthony J. Giacoia  
448 Viking Drive, Suite 220  
Virginia Beach, Virginia 23452

The following Architectural Guidelines and Procedures exclusively for the Waterbridge Phase 2 Property are adopted and approved for filing in the official land records of Horry County, SC, by the Waterbridge Phase 2 ARC on approximate even date herewith pursuant to its authority under the Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Waterbridge dated August 8, 2006, and recorded August 24, 2006, in Deed Book 3147 at Page 901, as amended, in the Office of the Registrar of Deeds for Horry County, South Carolina ("ROD"), as partially assigned by South Carolina Coastal Development I, Inc. by that Partial Assignment of Declarant's and Developer's Rights dated May 15, 2020 and recorded May 18, 2020 in Deed Book 4312 at Page 318 in the ROD (the "Declaration").

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**ARCHITECTURAL GUIDELINES AND PROCEDURES**



**July 2021**

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### **Phase 2 Exclusivity and Preeminence**

The following Waterbridge Phase 2 Architectural Guidelines and Procedures (also referred to as the Waterbridge Phase 2 ARC Guidelines and Procedures), as may be amended by the Waterbridge Phase 2 ARC (hereafter the "Phase 2 ARC" or the "ARC") pursuant to the Declaration from time to time, are exclusive to Waterbridge Phase 2 Property and fully preempt any existing or future Architectural Guidelines and Procedures applicable to the remainder of the Waterbridge Community (being all the property now or hereafter subject to the Declaration) including without limitation the Waterbridge Architectural Review Guidelines and Procedures set forth in Pages 2390 - 2419 of those rules, regulations, and policies approved and filed by the Waterbridge Homeowners Association, Inc. in the Registrar of Deeds for Horry County, SC, on January 10, 2019 in Deed Book 4174 at Page 2373, as amended.

### **Architecture**

1. Architectural correctness per style is encouraged and each submittal must identify by name the intended architectural style of the home which shall be either Craftsman, Coastal, or Colonial.
2. Windows may be wood, vinyl and aluminum faced and shall be double paned insulated glass. Divided lites (grill-between-glass (GBG)) are required on the exterior of all street facing windows. Grids may be deleted from windows not visible from streets (i.e. interior lots rear elevations) or as approved by the ARC dependent on visibility and location. Window trim shall be as historically correct as possible per the proposed style of the house.
3. Window size and massing shall be appropriate to the architectural style of the house. Large two story or taller mass windows will not be allowed on any street facing elevations.
4. Shutters are allowed on architectural styles where appropriate and as approved by the ARC. However, shutters are strongly recommended to be located only on single windows and shall be sized appropriately to the size (width and height) of the window. Shutters are not allowed under any conditions on triple windows, palladian windows, and most circle head window (unless allowed by the ARC). Shutters may or may not be allowed on other special shaped windows as determined by the ARC. Shutters shall be as low a maintenance material as possible but may include painted wood, vinyl or fiberglass.
5. Various grid configurations may be used in windows (i.e. no grids in lower sashes, 2 over 1, 4 over 1, 6 over 1, 6 over 6, 9 over 9, Victorian/ Prairie style grids, etc.). Various shaped windows are encouraged (i.e. cottage style windows, special shape windows such as rounds, ovals, etc.) but shall be appropriate for the architectural style. Various special window configurations are encouraged (i.e. triple window including one 6 over 1 center window with 4 over 1 side windows). Half-glass doors (with various grid configurations matching the window grids) and doors with side lites contribute to the architectural correctness of the community.
6. Exterior siding/materials not allowed include vinyl siding/shakes, aluminum siding, concrete masonry block units, prefabricated metal buildings and similar siding materials. Other exterior materials may also not be allowed as determined by the ARC on a case by case basis if determined not appropriate to the locally and regionally materials and installation practices.

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7. Siding, shakes, board and batten, etc. is allowed and shall be cement fiber board product (i.e. James Hardie, ColorPlus, etc.) or approved equal manufacturer, brick veneer, cultured stone (e.g., Environmental Stoneworks), cedar, or cypress. All exterior siding shall be finished, painted, stained or otherwise protected from the elements of nature. Textured finish materials such as shakes or a different width and orientation (i.e. board and batten, etc.) siding is emphasized at gable ends of roofs and around dormers as appropriate to the architectural style. There will be no exterior vinyl or metal siding or trim on any house or outbuilding.
8. Framed/sided chimneys are not permitted. Direct vented units are allowed. However, they must not be located on street facing elevations without ARC approval. Direct vented units on the waterside of Lake Lots must be framed and enclosed with same exterior siding as the house or brick veneer.
9. Diverse roof styles, building massing and materials are emphasized. Appropriately scaled overhangs (1'-0" to 2'-0" depending on massing and architectural style) are strongly encouraged. Flat roofs are not permitted except on porch and stoop roofs.
10. Roof top mechanical equipment must be so located to reduce or eliminate its visibility from streets, sidewalks of adjacent public and private properties, and the waterfront side of Lake Lots. Any roof mounted equipment that changes the exterior of the roof must be approved by the ARC.
11. Entrance doors shall be compatible with the house design. Doors with upper glazed panels and side lites are encouraged. Door material shall be solid wood, fiberglass or metal insulated exterior. Screen or storm doors are allowed and shall be compatible with the design and color of the house. Screen and storm doors shall be full glass style with no horizontal support structure and sliding type screened/glass panels. Entry doors shall be submitted and noted on the original submittal elevations. Additional information and specifications may be required by the ARC.
12. No screened or greenhouse type enclosures shall be permitted on the front of the house or street facing elevations. Patio or pool enclosures are permitted as reviewed and approved by the ARC on a case by case basis. All detailing shall be consistent with the main house architecture and detailing (i.e. match siding, trim and roof detailing, match colors, etc.).
13. Outbuilding finishes shall be consistent with the main house architecture, materials, colors and detailing (i.e. match siding, trim and roof detailing, match colors, etc.).
14. No window or wall air conditioning units will be allowed.
15. See the following sections for additional specific architectural recommendations.

### **Lake Lots Requirements**

1. For homes located on "Lake Lots" having waterfront frontage on a lake, the back of the home facing the lake will have substantially similar finish and aesthetic appeal as the front of the home due to their high visibility from areas throughout the lake.

### **Diversity Requirements**

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1. The same elevations (or similar elevation as determined by the ARC) and color schemes will not be approved to be built on adjacent lots on the same side of street or directly across the street.

### **Building Setbacks**

1. Building setbacks are established for each lot on the recorded plat (reference for actual setbacks and other details). Houses are to be built as close to the minimum front yard setback as possible unless narrow lot width at street (i.e. cul-de-sac lots) or as otherwise determined/required by the ARC. House locations on atypical sites shall be verified on site including finish floor elevations with ARC prior to proceeding with permitting or construction.
2. Accessory buildings shall meet the same setback requirements as each lot specific house setback requirements.
3. No buildings shall be built in any easements, buffer areas, etc. No construction shall be built in any easements without the approval of the ARC and/or the required authorities otherwise (e.g., drives, walks, fences, play equipment, etc.). If such construction is allowed within such easements, it shall also be the owner's total understanding and responsibility for cost and replacement of any damaged construction as a result of maintenance, upkeep, inspections, additional construction, etc. by others in such easements. Note additional requirements for landscape heights, etc. in sight triangles as noted on recorded plat.
4. See additional requirements on recorded plat for specific lots' requirements.

### **Square Footage Requirements**

1. The minimum heated square footage for homes in the Waterbridge community will be 1,800 SF. The square footage requirement does not include garages, covered walks or porches and unfinished/unheated spaces. All "finishable" floor area is counted as "heated" SF. Unfinished basements, walk-up attics and other unfinished spaces are not included in "finishable" floor area.
2. No house shall be more than two (2) stories in height (including basements; finished attics not considered a story).
3. No temporary structures are allowed except for the use of construction and during construction and/or as approved by the Developer/Owner and ARC and as noted in the covenants.
4. The impervious SF shall be noted on the site plan and/or as per Horry County requirements.

### **Porches and Decks**

1. Porches shall be 5'-0" minimum from face of house to outside face of the porch. Porch space that is used for entry circulation only may be smaller and considered as a stoop and not a porch.
2. All porches, decks and stair risers must be enclosed with either landscaping and/or a lattice/louvers/horizontal or vertical trim, etc. elements. Wood framed and wood decking front porches are allowed and shall be compatible with the architecture of the home. Lattice used under porches and decks may be either a horizontal or diagonal pattern. Lattice shall be wood (1" x 2" minimum lattice

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size) and painted or stained to match the trim color or other accent color as approved by the ARC. Lattice or similar type screening materials must be framed between structural members and trimmed out and may be held off ground approximately 4" maximum to prevent staining from soil.

3. All exposed vertical wood trim, risers, stringers, etc. must be painted to match the trim color.
4. All rear decks and porches visible from a street including but not limited to corner lots and lots with rear property lines adjoining a street or public commons area must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors. Lattice is not required on side or rear porches where the finished floor level is less than 4'-0" above finished grade if additional landscape screening is provided for a solid screen to provide a visual barrier below the deck or porch. Evergreen shrubs are required for decks over 4'-0" above grade.
5. Various porch column and handrail detailing are strongly encouraged (i.e. brick piers with concrete cap and tapered wood columns, tapered round columns, triple and double square columns at corners and major elements such as steps, etc.) and in some highly visible locations and conditions (i.e. corner lots and Lake Lots) may be required by the ARC per the house architectural styling.
6. Exposed vertical pickets attached directly to deck framing are not allowed. Horizontal trim is required to cover such conditions.
7. Metal porch roofs are strongly encouraged and shall be consistent with the house's design detailing.

### **Patios**

1. Where grades allow, patios are strongly recommended in lieu of decks.
2. Size of patio should be consistent with the size of the house and yard. All patios will be reviewed with respect to their visual impact on adjacent property.
3. Brick pavers, brick edges, textured concrete, detailed/patterned concrete control and expansion joints, curvilinear shapes and edges, etc. surfaces and materials are encouraged at all patios and walks.

### **Garages and Carports**

1. As a minimum all homes must have a two-car garage (three-car garages recommended where possible and feasible). Elevations must be designed to subordinate/de-emphasize garages to the house to the greatest extent possible.
2. Front load projecting garages are permitted. Front load projecting garages shall have additional architectural detailing such as inset doors, column elements each side of doors, roof/trellis/shade elements over doors, etc. to de-emphasize garage doors. Three car front load garages are permitted. "L"-shape type garages (i.e., two-car side load garages with an additional one-car front load garage set back from street beyond the two-car side load garage) are also permitted.
3. Garages shall be located opposite the main direction of vehicular traffic where possible.
4. Detached and rear-load garages are allowed except on Lake Lots. Detached garages shall match the materials, architectural detailing and colors of the main house.

## **Storage and Accessory Buildings**

1. Detached or attached storage and other accessory buildings (i.e., garden sheds, playhouses, etc.) are allowed and shall be located within the required building setbacks and reviewed and approved by the ARC on a case by case basis. Detached storage and accessory buildings shall not exceed 250 SF unless approved by the ARC. All detached buildings shall be finished to match the main house materials, architectural detailing and colors.
2. Detached structures are not allowed in front or side yards and locations which obstruct the view of public commons areas and other natural areas by adjacent properties.

## **Exterior Materials and Colors**

1. All exterior materials and colors must be selected and submitted to the Waterbridge Architectural Review Committee (ARC) for review and approval prior to painting/finishing the house. In case of conflict with existing homes, another color choice may be required for ARC review and approval. Review the adjacent house colors for color coordination and prevention of color duplication prior to submittal.
2. Brick shall be a minimum of standard full-size brick and should be an oversized tumbled style profile brick with grapevine style joint detailing unless otherwise approved by the ARC on a case by case basis. Smooth faced institutional faced and sized brick is not allowed. Brick colors shall be in the red/brown range and shall be submitted for preliminary ARC review and approval prior to proceeding with formal lot submittals/proposals. Other brick colors will be reviewed and approved by the ARC on a case-by-case basis. Stone veneers are allowed as previously noted. Provide a color brochure sheet for all brick/stone/other veneers proposals for ARC review, approval and record. Brick and stone water tables are optional and reviewed and approved on a case by case basis as appropriate to the architectural style of the house.
3. Garage doors shall be finished to match the trim, siding or accent (as compatible with the approved color palette of the house) color as approved by the ARC to minimize the impact of the garage doors on the street scape. The garage door color shall be designated/requested on the Color Selection Form.
4. Asphalt shingles (dimensional architectural style minimum) and metal roof (factory finished painted, standing seam, copper, etc.) materials are allowed and the color and texture shall be consistent with the house's design and detailing. Shingle colors other than the black, gray or brown range shall be submitted to the ARC for review and approval prior to beginning construction. Provide a color brochure sheet for all roofing material proposals for ARC review, approval and record. Other roofing materials such as shakes, slate, etc. may be allowed but only as approved by the ARC on a case by case basis and as appropriate to the architectural style of the house.
5. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, attic fans, plumbing/conduit/piping in support of solar equipment, etc.) shall be painted or finished to match the roof color.
6. Accent colors on doors, window sashes, upper gable ends and dormers, etc. are strongly encouraged and where appropriate to the architectural style of the house.

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7. All decks on corner lots, visible from public spaces or facing other streets, adjacent to the community amenities, etc. shall be painted to match trim color or stained as directed and approved by the ARC.

### **Walls and Fences**

1. Privacy fences are not permitted on Waterfront Lots. Fencing for Waterfront Lots must be aluminum, open rail, and powder coated in dark bronze or black and not greater than 5'-0" in height. Privacy fences, where permitted, must not exceed 6' in height and will be constructed of stained pressure-treated wood or white vinyl. Chain-link fencing, vinyl fencing, roll wire, split rail or horse farm type horizontal railing fencing are not allowed.
2. Fences shall be set back a minimum of 10'-0" from front face of house or align with a major element or the rear of house. Fences in side yard of corner lots are allowed as reviewed and approved by the ARC on a case-by-case basis and shall be a minimum height of 3'6" and maximum height of 4'-0" and must be a minimum of 4'-0" inside of street side property line for planting/ screening area between fence and property line.
3. Front yard fences are not permitted.
4. Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ARC on an individual basis and heights/details as required by applicable codes and Horry County.
5. Property owners are cautioned that building a fence that infringes on any easements, buffers, or access right-of-way may result in destruction or removal of fence at the owner's expense. Any proposed fence locations within such areas shall have written approval from the Developer/Owner, Horry County (any other authorities as applicable) and attached to fence proposal submittal prior to ARC submittal, review and approval. If such fence construction is allowed within such easements, it shall also be the owner's total understanding and responsibility for cost and replacement of any damage as a result of maintenance, upkeep, inspections, additional construction, etc. by others in such easements.
6. If an existing fence is located on an adjacent property, it is strongly suggested that the existing fence be used as the fenced boundary of the adjacent lot and also that the new fence match such fence in color, material, and height (where appropriate). If a different fence is desired (other than use of the adjacent fence), the new fence shall be located a minimum of 3' inside property line (5' minimum suggested) from existing fence for maintaining the area between the fences.
7. Existing topography, drainage, and landscaping shall not be disturbed for the construction of a fence except with the approval of the ARC. Fencing and site improvements shall not impede storm water flow or affect such flow from and to adjacent properties. Wherever possible, fences should be located so that trees do not have to be removed.

### **Driveways and Walkways**

1. Driveways and vehicle parking pads shall be paved and as naturally colored concrete, 3,000 psi minimum, joints consistently spaced and coordinated with the architecture of the house and adjacent features and with a light broom finish. Other hard surface materials such as exposed

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aggregate in concrete, stamped concrete, stone or brick pavers, etc. may be proposed and reviewed and approved by the ARC on a case by case basis. Accent detailing at edge of drive is also recommended for additional emphasis and detail. Any type of pad other than naturally colored concrete shall be reviewed and approved by the ARC on a case by case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc. should comply with good construction practices and/ or as required by Horry County. Close attention must be paid to driveway, garage, carport, etc. placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots.

2. Additional driveways will not be permitted for parking purposes except in front of the garage or as approved by the ARC on a case-by-case basis.
3. Divided driveways are allowed and encouraged on longer runs of drives and to give visual relief to longer driveways. The dimensions for such divided drives are suggested to be a minimum of 2' - 6" wide concrete on each side of a 2' - 0" wide sod strip for a total width of 7' - 0". Such divided drives should begin and end allowing required turning radius to avoid driving on center sod strip. Brick pavers, textured concrete, stone, etc. are also encouraged as an alternative infill in the sod strip area.

### **Exterior Lighting**

1. Site lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired or may not be allowed by Horry County. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings.
2. Exterior lighting shall be shielded from adjacent properties. Exterior lighting fixtures shall be proportioned per the scale of use and coordinated/ compatible with the architectural period style of the house.
3. Post lights are allowed and must be approved by the ARC on a case by case basis prior to installation.

### **Dog Houses**

1. Dog houses or dog runs are not allowed.

### **Play Equipment**

1. Play equipment, playhouses, etc. shall be placed in rear yards within the building setbacks. Consideration should be given to lot size, equipment size, material, design, amount of visual screening, and relationship to neighboring property. Play equipment and playhouses shall be screened with landscaping as reviewed and approved by the ARC.
2. Equipment constructed from natural materials (wood) is strongly encouraged. Painted metal play equipment, not including wearing surfaces (e.g. slides, sliding poles, and climbing rungs) shall be painted dark green or brown to blend with natural areas.

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3. Playhouses must be in scale with the size of the yard and existing buildings and shall not exceed 150 SF in size (including any covered porch/stoop areas). The playhouse must be finished/painted to match the existing house details, finishes and colors.
4. Skateboard, bike, and other type ramps are not allowed. High level acoustical activities and motorized equipment are also not allowed.
5. In ground swimming pools are allowed and will be reviewed on a case by case basis prior to beginning construction. Hot tubs and spas are also allowed. Such pools, hot tubs, spas, etc. shall be located in rear yards only and within the building setbacks. Pools shall comply with all local, state, etc. safety codes and requirements. Above-ground swimming pools are not allowed.
6. Permanent and/or mobile basketball goals (and other similar equipment) are not allowed to be mounted on the front of the house, street elevations of corner lots and/or located in yard where highly visible from the street or public areas. Mobile basketball goals are not allowed near streets or in locations that are highly visible from any street. Basketball goals (in-ground mounted preferred) are allowed in rear yards and deep side yard side/rear load drive areas if not highly visible from the street or public areas. Basketball goals shall be a minimum of 10' from property lines. Posts shall be black or dark green in color and shall have clear Plexiglas type backboards. Lighting fixtures attached to goal posts and backboards are not allowed. Mobile basketball goals must be relocated to the rear yard when not in use and daily. All basketball goals will be reviewed and approved by the ARC on a case-by-case and lot-by-lot basis. Additional landscape screening will be required around all such basketball goal locations whether mobile or permanent.

### **Retaining and Screen Walls**

1. Retaining walls shall be as unobtrusive as possible and built to the minimum height needed to serve their function. Materials may be brick, natural stone, square corner timbers, or concrete, depending on location and contextual relationship. Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth, the strong horizontal lines created by the juxtaposition of the timbers, and their appearance. Retaining walls shall be a minimum of 5' from property lines or only as approved by the Developer/Owner and ARC on a case by case basis.
2. The ends of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall requires a railing to comply with building codes, the applicant should consider stepping the wall in a terracing effect to minimize or remove the need for such railings.
3. Mechanical, electrical, plumbing, etc. and equipment shall be concealed and located so as not to have an adverse effect on the use of adjacent properties. Mechanical equipment should not be located in side yards if possible due to the high visibility, size/clearances and acoustical issues of such equipment and impact to adjacent properties.
4. Landscaping will usually be required to soften the visual impact of retaining walls, screen walls, and other exposed structures depending on the final detail, heights, etc. of such retaining and screen walls.
5. All garbage and recycle containment and receptacles shall be located inside house or garage or totally screened from view. Such screen walls and enclosures shall match the architectural detailing

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and colors of the house. Garage and recycle receptacles may remain outside near street as required for pick-up, however, they shall be returned to their concealed locations at the end of such days. Landscape screening is also required around such screen walls.

### **Awnings**

1. Awnings may be appropriate for rear or side-yard patios and decks, or even exposed rear entrances. Awnings are not allowed on front or street facing elevations.
2. Awnings must be consistent with the architectural style and scale of the house. The color of the fabric must be compatible with the existing house colors. Any exposed frames must be painted to match the trim or the dominant color of the house.

### **Satellite Dishes**

1. Provide specifications on size and color of dish and proposed location. Satellite dishes should be placed on the rear of the home or on the side that has the least public exposure. The ARC reserves the right to deny the request if it is determined that the location of the dish would make it unsightly from the street and if another functioning acceptable location is available. Dishes larger than one (1) meter in diameter are not allowed. Dishes should be a neutral color or painted to match house color as determined by the ARC. Ground mounted dishes are not permitted.

### **Solar Equipment**

1. Solar equipment and panels are allowed except on Lake Lots. All solar collectors and other equipment require ARC approval on a case by case basis.
2. A drawing showing location of the unit on the roof showing visibility from streets and neighboring lots must be submitted to the ARC. Solar collectors shall be located as inconspicuously as possible. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure. Collectors should be attached only to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the plumbing and supports for the collectors. This camouflage may require completely encasing the collectors. All metal parts should be painted to match the roof color. There should be a minimum exposure of piping with no piping running down the side of the dwelling. The ideal installation is one that is laid flat on the roof.
2. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines. No topping or removal of trees on association common areas shall be allowed.

### **Rain Barrels**

1. Rain barrels are allowed per the following requirements and are reviewed and approved by the ARC on a case by case basis.

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2. Only two (2) maximum size of eighty (80) gallons rain barrels are allowed per home unless approved otherwise.
3. Dark colors prevent sunlight from entering the barrel. Without sunlight, algae and other organisms cannot flourish in the barrel. Therefore, rain barrels may be black, dark green, or brown/ terra cotta in color and as coordinated with the house architecture, exterior materials and colors. They must be made of either plastic or wood (metal containers are not allowed).
4. Rain barrels must be placed or installed at the rear of the dwelling except Lake Lots, or on the side of the dwelling, as long as the barrels are not visible from the street or the waterfront of Lake Lots . Under no circumstances are rain barrels permitted on the front of the dwelling.
5. Mosquito control needs to be exercised by design or by screening to eliminate any mosquito breeding.

### **Landscaping and Site Development**

1. All landscaping shall be in accordance with the requirements of Horry County requirements and these Guidelines. Nothing herein shall be construed to be less than nor to reduce the requirements. Note also that the Developer/Owner and ARC will initially and periodically review the initial and additional landscape installations of the builders to ensure landscaping is meeting the goals of the Developer/Owner and community. Such deficient landscaping as determined by the Developer/Owner and/or ARC will be required to be replaced and/or upgraded.
2. Landscape design should be integrated into the design of the home, from its inception. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation.
3. The ARC may require additional landscaping to create adequate screening and privacy from the street and adjacent lots and most specifically areas such as but not limited to drives and walks, decks, patios, retaining walls, mechanical and electrical equipment, etc.
4. The paving and drainage design, including curb and gutter, drainage easements, etc., shall not be altered in any way without the expressed written requests and written approval from the ARC and Horry County (when required). Homebuilders and homeowners shall refer to the recorded and other site development drawings for all additional information and requirements including but not limited to storm water drainage and easements, sewer easements, buffers, flood plains, building setbacks, other specific lot requirements, etc.
5. Buildings and landscape material shall be placed on the site so the maximum number of desirable trees and other natural features are preserved. The site shall be finish graded for positive drainage away from house and accessory buildings to prevent ponding or soil erosion on the site or adjacent properties.
6. Irrigation coverage of front yards and corner street side yards is required. All other yard areas are encouraged to be irrigated. The irrigation system shall be permitted by, and constructed to, Horry County standards. The irrigation system shall be automatically controlled by a time clock. Pop-up sprinklers or drip system shall be used. No permanent risers shall be allowed.

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7. Landscape lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired or allowed. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings. Exterior lighting shall be shielded from adjacent properties.
8. Elevated rear decks that are visible from the street or adjacent lots as determined by the ARC must be underpinned with horizontal or diagonal lattice and/or landscaped for screening. Evergreen shrubs are also required for decks 4'-0" or more above grade (when visible from streets).
9. Included below is a list of the minimum amount of landscape material required for each lot. Many situations will require additional large evergreen shrubs to soften the impact of blank walks and/or garage entries. Evergreen shrubs may also be required to create privacy between homes. Additional landscaping may also be required on a case by case basis on corner lots and highly visible lots such as those adjacent to common areas or community amenities, etc.
10. Any plant material that dies or becomes unsightly after installation must be replaced by approved plants within 30 days of notification by the ARC or HOA.
11. Landscape screening shall be provided for all service areas, electric and gas meters, HVAC equipment, utility boxes or as otherwise specified and directed by the ARC.
12. No fence, wall, hedge, shrub planting or grades, which may obstruct vehicular sight distance, shall be permitted at any driveway turnout or intersection. No fence, wall, hedge, shrub or trees may be planted on any street right of way except as approved by Horry County, Developer/Owner and/or the ARC.
13. Permanent exterior clotheslines are not allowed.
14. Lawn ornaments and yard art, freestanding flagpoles, lantern poles, flood lights, security lights, fishponds, bird baths, etc. require approval of the ARC. Items not requiring approval of the ARC include holiday decorations and political campaign signs provided that such signs are in accordance with standards set forth by the Covenants, the Rules and Regulations of the HOA, ARC and Horry County. On items which do not require approval, the ARC reserves the right to require a homeowner to remove an item if surrounding homeowners complain and if, upon inspection, the ARC considers the item unsightly or a nuisance. Holiday decorations shall be removed per requirements of the Covenants or a maximum of 7 days after such holiday season has ended.

### **Minimum Landscape Requirements**

**(Including final Horry County approved requirements)**

NOTE: The following minimum requirements are only intended as an abbreviated list of landscaping recommendations and examples. This section is not in any way intended to represent an all-inclusive list of approved plant materials. Builders and homeowners are encouraged to consider a wide range of local indigenous plantings. The ARC also requires that each lot's landscaping be individually designed for the specific lot orientation, size, and architectural style of the house. Unique landscape design for each home best contributes to the overall community street scape. In summary, the ARC strongly encourages diversity and unique creativeness in the landscape designs for each individual lot and house. Street

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trees shown on the site development constructing drawings cannot be used to fulfill the below requirements.

### **Foundation: Shrubs-Low Growing**

8 minimum (more if required and determined by the ARC), 12"-18" height.

Examples include: Azalea, Laurel, Holley, Boxwood, Hawthorn, Abelia, Euonymus, Dwarf Buford, Nandina, etc.

### **Foundation: Accent Shrubs-Medium Growing**

4 minimum (more if required and determined by the ARC), 2'-3' height.

Examples include: Holly Boxwood, Aucuba, Camellia, Ligustrum, screen is Cleyera, Elaeagnus, Juniper, Wax Myrtle, Osmanthus, Pyracantha, etc.

### **Flowering Accent Shrubs**

2 minimum, 18"-24" height.

Examples include: Quince, Hydrangea, Jasmine, Rhododendron, Rose, Spirea, Azalea, Camellia, Forsythia, etc.

### **Flowering or Accent Tree**

1 minimum, 1.0"-1.5" caliper.

Examples include: Dogwood, Plum, Cherry, Serviceberry, Redbud, Japanese Maple, etc.

## **Swimming Pools**

Use the latest version of the [Waterbridge ARC Pool Application](#) Form. It can be found on the Waterbridge HOA website or on the Waterbridge ARC portal.

## **Additions**

Use the latest version of the [New Home or Addition Application and Design Guidelines](#). It can be found on the Waterbridge HOA website or on the Waterbridge ARC portal.

## **Construction, Maintenance and Miscellaneous**

1. During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) or container to assist in keeping the debris from being scattered.
2. Weekly, and after construction is completed, there shall be no debris or trash of any kind remaining on any lot, on sidewalks or streets contiguous thereto and no excess building material, storage shed, or trash shall remain on a lot. Storage of any building materials, equipment, etc. is not allowed on any sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the Developer/Owner, the ARC, and/or the HOA. Failure to comply with the request will cause removal of the debris by action of Waterbridge HOA and all related costs will be charged to the homebuilder or the homeowner.
3. During construction, all streets shall be kept clean of mud and trash and all broken curb or paving shall be promptly repaired.
4. It is the primary responsibility of each homeowner to maintain his property in a way that does not

## WATERBRIDGE PHASE 2

detract from the overall beauty of the community. Following is a list of areas that should be reviewed on a regular basis to ensure that your home is in good repair: Landscaping (shrubbery, trees, lawns, etc.); Driveways and sidewalks; Decks; Fences; Play equipment; Roofing; Wood; Paint and stain and; garbage can storage.

5. If at any time the Developer/Owner and/or ARC or the Waterbridge HOA is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the community, representatives of the Developer/Owner/HOA will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Developer/Owner/HOA may be forced to take more strenuous action per the Covenants and all related costs will be charged to the homebuilder or the homeowner.
6. There are many changes and additions that property owners can make to their property. The ones described in these Guidelines are the most common. If the proposed project is not included in the Guidelines, refer to the one that is closest in concept to your project and use it as a guide for preparing an application to the ARC.
7. Most of all, in all that is proposed, consider the neighbors and neighborhood to provide the best aesthetic and quality project possible.
8. In the rear yard abutting lake or common areas, do not place trees or shrubs with mature heights over three feet tall within the field of view of neighboring lots to those areas (Exception: palm trees over 10 feet tall are permitted). This is measured 125 degrees off their back plane.
9. Waterbridge Community Setbacks

Side yards: Ten (10') feet.  
Front yards: Twenty (20') feet.  
Rear yards: Fifteen (15') feet  
Corner side: Fifteen (15') feet.

NOTE: Additional easements depicted on plat of record apply.

Screenshot from page 43 of the DECLARATION OF PROTECTIVE  
COVENANTS RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR  
WATERBRIDGE

Notice: In the event that Horry County pool permits or official surveys reflect setback measurements that differ from those listed above, the Waterbridge community setbacks control and supersede any conflicting values shown on such permits or surveys.

## WATERBRIDGE PHASE 2

### **Amendments and ARC Procedures**

1. The Phase 2 ARC reserves the right to amend these Phase 2 Architectural Guidelines and to impose architectural review procedures on Waterbridge Phase 2 (including without limitation, application forms, review criteria, review procedures, and review fees) by filing an amendment hereto and recording it in the official land records of Horry County, SC.