

Ashborough East Architectural Review Board
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ARB CRITERIA FOR OUTBUILDING APPROVAL

I. ARB REVIEW IS REQUIRED BEFORE CONSTRUCTION

All outbuildings must be approved by the ARB through the ARB review process before construction can begin. Ashborough East Covenants Paragraph 4 of Article VII states:

"No construction, reconstruction, remodeling, alteration or addition to any structures, building, fence, wall, road, drive, path, or improvement of any nature shall be commenced without obtaining the prior written approval of the Ashborough East Homeowners Association as to location, plans and specifications. As a prerequisite to consideration for approval and prior to beginning the contemplated work, a complete set of plans and specifications must be submitted to the Association. The Association shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic consideration. Upon giving approval, construction shall be started and prosecuted to completion, promptly, and in strict conformity with such plans. The Association shall be entitled to stop any construction in violation of these restrictions"

2. EXTERIOR MATERIALS AND COLOR MUST MATCH HOUSE

The exterior material and color of the outbuilding must match the exterior of the residence. Ashborough East Paragraph 2.h of Article VII states:

"The same materials utilized for the exterior and roof of the residence shall also be used for the garage and other structures erected on the premises."

Please note: If, after receiving approval, the homeowner decides at some future date to change any aspect of the exterior of the residence (for example, change roof shingle material or color, change exterior siding material or color, etc.) the same change must also be made on the outbuilding so that it will continue to match the exterior of the residence, and remain in compliance. The Association shall be the sole arbiter as to compliance.

3. OUTBUILDING MUST BE 10 FEET FROM ANY LOT LINE

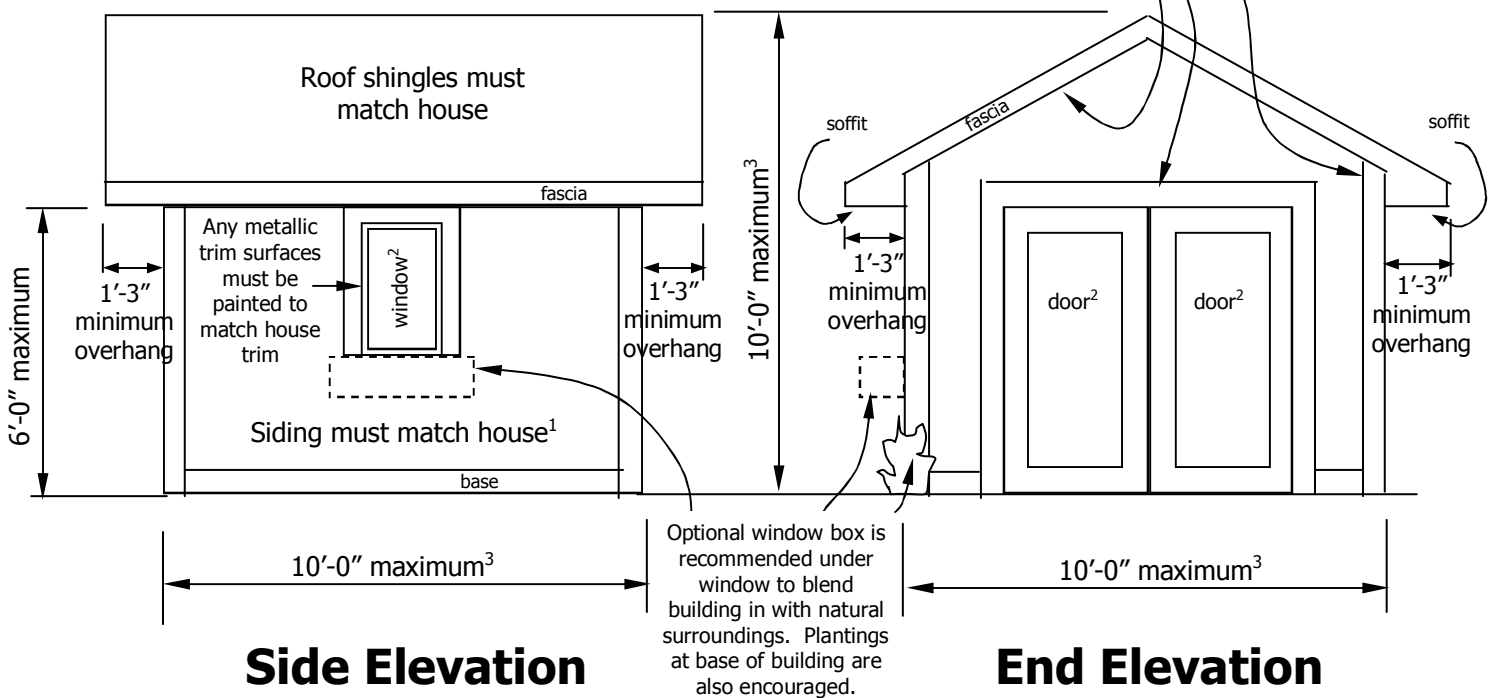
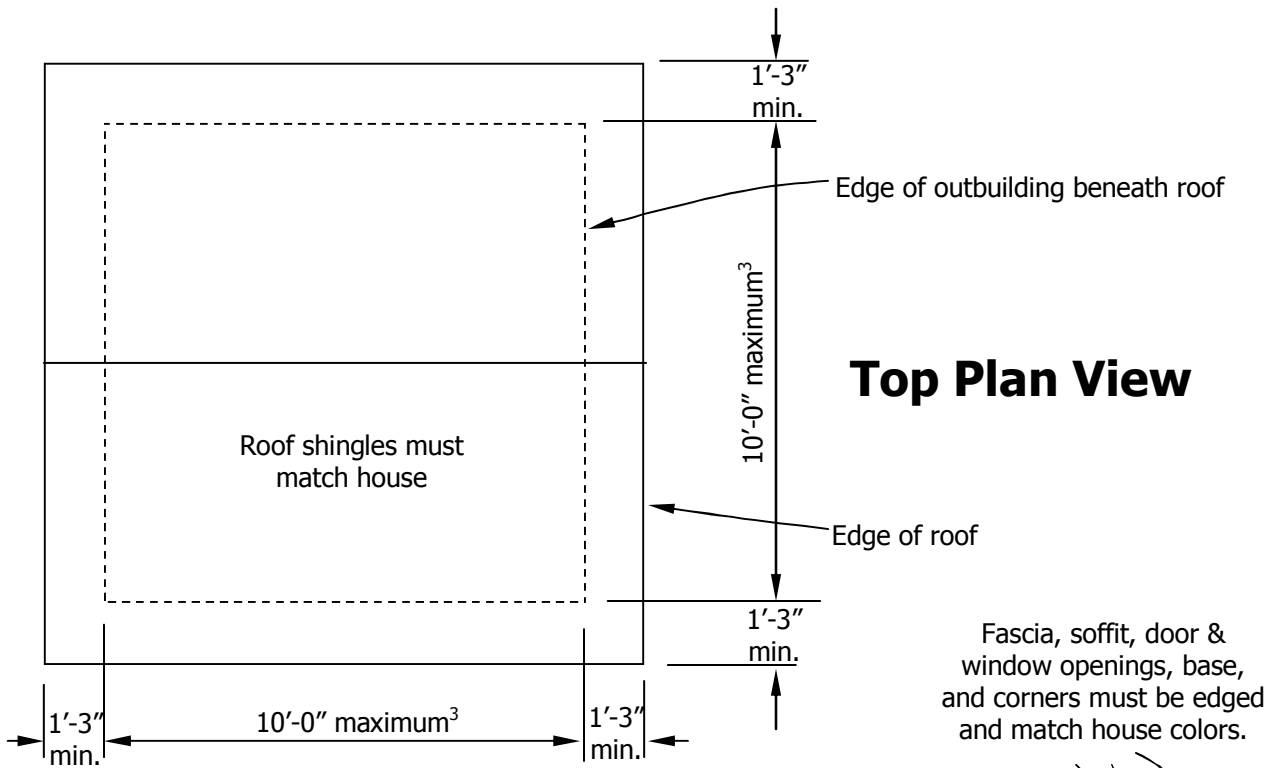
The location of the outbuilding may be no closer than 10 feet from any rear yard lot line. Paragraph 2 of Article VII states:

"No building shall be located on any Lot nearer to the front lot line than as shown on the table attached hereto as Exhibit B (showing front setback distances), or nearer to a side lot line than ten (10') feet."

Furthermore, Paragraph 2.a. of Article VII states:

"The Association reserves the right to select the precise site and location of any structure on each lot and to arrange the same in such manner and for such reasons as the Association shall deem sufficient."

See next page for "Outbuilding Max-Min Dimensional and Finish Guidelines".



Notes:

¹If the house is sided in brick, the outbuilding must also be sided in brick. If the house is sided in a combination of brick and wood (or vinyl), the outbuilding can be sided entirely in brick or a combination of brick and wood (or vinyl) with the lower half section of the outbuilding sided in brick. The siding materials on the outbuilding must match the siding materials on the house.

²Location, number, and sizes of doors and windows can vary; these items are shown above for reference only.

³Dimensions less than maximum shown above are encouraged; smaller size outbuildings are lower in initial cost, easier and less costly to maintain, and have a reduced visual impact on the natural surroundings.

Ashborough East Outbuilding Max-Min Dimensional and Finish Guidelines
(for non-garage outbuildings)

Approved by the Board of Directors 4-16-09