


**McRae Park Homeowner's Association, Inc.**  
**ARCHITECTURAL GUIDELINES / RULES & REGULATIONS**  
**Adopted; January 1, 2019**

**I. SECONDARY STRUCTURES**

1. Pool Houses, Gazebos and Storage (Requires Architectural Review Committee ((ARC)) approval)
  - a. Architecture: Windows and doors required. Details to be submitted to ARC exactly as planned, for review and approval.
  - b. Placement: back yard plane only (back of house to back of property)
  - c. Size: to be determined by ARC based on size of property, other backyard structures, placement on property and proximity to neighbors.
  - d. Siding: brick, stone, engineered (clapboards only, no plastic, no metal) (Samples to ARC for final approval)
  - e. Siding Color: match or approximate dwelling trim. (Sample to ARC)
  - f. Trim Color: match dwelling trim
  - g. Roof: match dwelling shingles (no metal, no fiberglass), no curved or "barn style" roof shapes.
  - h. Foundation: cement slab or footings (includes sonna tubes) and, if raised, must be concealed.
  - i. Construction: must be built and erected by licensed contractor (kits erected by homeowner are acceptable on a case by case basis as are pre-built structures).
  - j. Screening (landscaping or approved fencing) is required around the new structure. Plans for shrubbery or fencing should be submitted to ARC with the original design specifications.
  - k. Any utilities servicing the secondary structure must be underground. No above ground utilities of any type will be permitted.
  - l. The requesting property owner is responsible for the maintenance of all structures on his/her property, including screening elements. No items may be stored outside of, or attached to the secondary structure. Secondary structure doors should be kept closed and latched when not in use.
  - m. The Board and ARC strongly recommend the sharing of plans with effected neighbors as a courtesy before processing a secondary structure request.

Compliance with Federal, State and County building regulations is required, the determination of which is the responsibility of the homeowner making the request.

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FILED IN GREENVILLE COUNTY, SC *Timothy J. Manning*

2. Pergolas (Requires ARC approval)
  - a. Placement: back yard plane only
  - b. Construction Material: wood, metal, engineered
  - c. Construction Color: Metal: black, brown or bronze, Wood: dwelling trim or shutter color, white
3. Pools (Requires ARC approval)
  - a. no above ground swimming pools.
4. Temporary Structures (canvass awnings, umbrellas, playhouses, etc.)
  - a. Must be maintained against color fading, structural settling and general disrepair causing an unsightly presentation as determined by ARC.
5. Other
  - a. Details to be determined by ARC

NOTE ON ADDED STRUCTURES: Homeowner must certify to ARC that her/his/their insurance will cover any damage to neighborhood property, dwellings or structures caused by weather related relocation of their structure.

## II. SIGNS

1. Real estate signs shall not exceed 4 sq. ft.
2. Security signs shall not exceed 144 sq. in.
3. Open house signs are allowed on common property for 1 week only. Such common property shall be designated by ARC.

## III. FENCES

1. Height: min. 4 ft (metal only) max. 6 ft. (wood only). No earthen berms are permitted other than those existing as of the writing of this document.
2. Construction Material: Wood, metal (includes aluminum), vinyl
3. Style: stockade, railed, spindle, etc. (No metal stockade, no chain link)
4. Color: wood is brown, tan, beige, metal is black or bronze
5. 1 foot minimum from property line
6. Maintenance Requirements: maintain in upright position (no leaners), maintain stain (no fading), maintain structure (no rot).
7. Footing of supporting posts: cement
8. Juxtaposition to residential irrigation: fences must not obstruct irrigation spray heads. They must also be located on neighbor-side of your irrigation system.
9. Fences are permitted on the backyard plane only.
10. The finished side of the fencing must be installed facing neighbors and street.
11. Property line determinations must be cleared with relevant neighbors before fence construction begins.

12. All fencing currently erected in the neighborhood as of the writing of this document are considered grandfathered.

#### IV. LIGHTING

1. Style: walkway, wash, uplight
2. Maximum total lumens (add lumens for each light style) TBD
3. Placement: Minimum of 5 ft. from property line
4. No directional lighting into neighboring windows.
5. Holiday lights: remove no later than 2 weeks after relevant holiday.

#### V. FLAGS, SCULPTURES AND STATUARY'S

1. Decorative walkway and garden flags shall be no larger than 13"X18". US flags are not permitted on separate poles but may be hung from the main dwelling and should be of reasonable (ARC approved) size.

#### VI. PLAY EQUIPMENT (ARC approval required)

1. Temporary and permanent basketball hoops and backboards are permitted on the driveway from the front of house to the back of the property.
2. Play sets are generally permitted behind the dwelling.
3. Trampolines are generally permitted behind the dwelling.

#### VII. GATE OPENING REQUESTS

1. Should a property owner require the community gates to be open for sales open houses, parties or other events they must notify the property manager at least one week before the event.
2. Under no circumstances will the gates be left open for longer than 8 hours or beyond 9pm, whichever comes first.

#### VIII. PARKING

1. Parking Policy: Vehicles shall only be parked in driveways and enclosed garages. Vehicles must be operable and display current license plates at all times unless they are fully enclosed in a garage. Street parking is only permitted on a short-term basis and at no time over night. Special event street parking is permitted on one side of the street only.
2. Parking is not permitted on the grass.
3. The only commercial vehicle permitted to park on the street overnight (one night only) is a moving van being used by a residence. This requires prior approval from the Board or Property Manager. Requests should be submitted 2-7 days before the need.
4. Parking is prohibited within 25 feet of the main entrance gate.

#### IX. FIREWORKS

1. The setting off of fireworks is generally restricted within the community.



2. Special events involving fireworks must be approved by the Board. Such approval requests must include proof of insurance coverage for the event specifically stating coverage and limitations and specifically absolving the HOA of all liability.
3. The property management company has been instructed to contact local authorities should community fireworks demonstrations not comply with the above.
4. Under no circumstances will approvals for such events be rendered for demonstrations lasting later than 11PM. Should demonstrations last beyond this time number 3 above applies.
5. The property owner sponsoring the fireworks event is responsible for all clean up or grass burn repairs caused by the event.

X. COMMUNITY SPEED LIMITS

1. The community speed limit for both McRae Road and Pleasant Isle Lane is 20 MPH.
2. Speeding violations should be reported to the Property Management Company with the violator's license plate information included.

XI. CONTRACTORS

1. Contractor management is the responsibility of the home-owner who has retained same.
2. The following issues are the responsibility of the home-owner:
  - a. Damage and discoloration of roadways
  - b. Damage and discoloration of sidewalks
  - c. Parking obstructions caused by construction and worker vehicles
  - d. Damage to community lighting fixtures
  - e. Damage to neighboring properties caused by contractors or the construction process
3. The home-owner is responsible to obtain temporary contractor gate codes from the property manager. Please do not give out personal gate codes.

End.

WITNESS the hand and seal of the duly elected McRae Park Homeowner's Association Board Member;

This 11 day of December, 2018.



Witness 1



Witness 2



Al Hyjek

Its; Board President-McRae Park HOA