



EST. 2018

# ANDERSON FARMS

## BUILDING GUIDELINES AND REGULATING PLAN

Revision Effective 3-27-23

**2023007445**  
NOTICE  
RECORDING FEES \$10.00  
PRESENTED & RECORDED:  
**04-06-2023 10:02 AM**  
**JUDITH WARNER**  
REGISTER OF MESNE CONVEYANCE  
AIKEN COUNTY, SC  
BY: SABRINA BRANCH DEPUTY  
**BK: RB 5083**  
**PG: 1294 - 1322**

# **ANDERSON FARMS BUILDING GUIDELINES (the “Guidelines”)**

Anderson Farms is being developed by Anderson Preserve LLC (the “Developer”) as an upscale residential neighborhood uniquely connected with its natural and pastoral location. Homes are intended to demonstrate southern-style architecture while respecting the bucolic setting. Homes are anticipated to range from equestrian huntbox styles to larger, elegant farmhouse styles. The Architectural Review Board (“ARB”) is granted authority, pursuant to the Declaration of Covenants, Conditions and Restrictions for Anderson Farms (the “Declaration”), to ensure construction of homes and other improvements comply with the Declaration and these Guidelines promulgated by the Board of Directors of Anderson Neighborhood Association, Inc. (the “Association”). The Board reserves the right to modify and amend these Guidelines at any time in its sole discretion. The Anderson Farms Regulating Plan is a part of these Guidelines and is intended to provide photographic examples of desired home styles, barns, pastures, gardens, driveways, fencing, mailboxes and other improvements described within these Guidelines.

## **Home Construction**

The Guidelines for Anderson Farms encourage combinations of natural exterior building materials such as brick, stone, stucco and wood or cementitious siding. Use of vinyl siding on homes shall be limited. No vinyl siding will be permitted on the front or rear of homes except for gables (limited areas) and second story dormers, fascia and soffit. Vinyl shake siding may be approved for use in gables, dormers and as accents. Roof materials shall be asphalt architectural-style shingles or metal standing seam and of a slope consistent with southern-style architecture. Roofs which provide attractive architectural features, such as shed roofs, dormers, covered porches, etc., are encouraged. Owners should refer to the Anderson Farms Regulating Plan for examples of homes demonstrating representations of the style and theme desired for Anderson Farms.

## **Square Footage and Height**

Pursuant to the requirements set forth in the Declaration, homes in Anderson Farms must be single family residences of a minimum 1,425 square feet. Maximum heights may not exceed two finished levels above grade, unless approved by the ARB with a walk-out basement in addition to two finished levels. No multi-family structures such as townhomes, condominiums or apartments may be constructed in Anderson Farms. A single apartment over a barn or garage structure may be approved by the ARB so long as such apartment complies with applicable local building and zoning rules and regulations; however, the primary residential structure must be constructed prior to or simultaneously with any such apartment.

## **Barns and Outbuildings**

Barns and outbuildings are important features of historic southern farms and are encouraged. Plans for any such structures, whether or not a residential apartment is a component, must be submitted to the ARB for approval for both building materials and location on the lot. Owners should refer to the Anderson Farms Regulating Plan for photos of barns and other outbuildings, such as garden sheds, representing the style and theme desired for Anderson Farms.

### **Minimum Setback for Building Structures**

Homes and other permanent structures constructed in Anderson Farms must be maintain a minimum setback of 50 feet from the front property line, but deeper setbacks are encouraged on lots with more available depth. Workshops, garages, barns, pens, corrals and other structures, including those intended to house or maintain pets or farm-type animals approved in the Declaration, must be approved by the ARB for both building materials and location on the lot. Generally, such ancillary structures must be located behind the main residential dwelling on the lot and a minimum of 25 feet from any side or rear lot line or, for any structure intended to house an animal, 50 feet from any side or rear lot line; however, the ARB reserves the right to amend this requirement for lots adjacent to Anderson Pond Road to ensure a pleasing aesthetic appearance for Anderson Farms from such roadway.

### **Landscape - General**

Shrubs, bushes and trees must be placed around the main residential dwelling on the lot. The ARB must approve all landscape plans. The ARB may provide a preliminary approval for commencement of construction, but reserves the right to approve or disprove final landscape, as installed, as a result of deviation from approved plans, site conditions on the lot which are not apparent on the landscape plan, execution of the plan, drainage and other conditions reasonably necessary to provide landscaping in keeping with the neighborhood. Areas which are not grassed or naturally wooded should be covered with a natural ground cover such as pine straw or wood mulch (stone covers must be approved separately by the ARB before installation). Mulched or pine strawed areas should also have appropriate shrubs and ground covering plantings (vines, flowers, shrubs, ornamental grasses. etc.) in the beds, with a general requirement that at least one plant should be provided for a minimum of every 25 square feet around residential structures. Orchards and gardens are also encouraged in appropriate areas.

The ARB shall establish guidelines for clearing lots and removing trees. No trees, bushes or underbrush of any kind 8 inches or more in diameter at a point 4 feet above ground level may be removed without the written approval of the ARB, except in cases when clearing is for the specific purpose of creating a grassed pasture or garden as described below. Notwithstanding the foregoing, specimen trees should be retained, if possible, even in pastures. Owners shall be responsible for maintaining street trees, whether located within the right-of-way or on the lot. Street trees may not be removed for any purpose without the written approval of the ARB.

### **Landscape - Pastures**

Consistent with its bucolic setting, grassed pastures are encouraged. A lot may be cleared for the purpose of creating a grassed pasture; however, specimen trees should be retained, if possible. Bermudagrass is recommended for pastures, particularly those intended for equine use. Pastures must be maintained in a reasonable condition, including fertilizing and mowing, to avoid the existence of an unreasonable aesthetic or nuisance.

### **Landscape – Natural Areas**

Naturally wooded areas of any lot may be left in its natural, undisturbed condition. Open areas of lots which are not naturally wooded, but intended by an owner to be maintained in its natural state, must be mowed to avoid the existence of an unreasonable aesthetic or nuisance.

## **Landscape – Gardens**

Farm to table is a core concept for Anderson Farms. For this reason, gardens are encouraged. Gardens should be located behind the primary residential structure on a lot and set back a minimum of 50 feet from the front lot line and 15 feet from side lot lines. Fencing around gardens must be approved by the ARB.

## **Driveways**

Driveways must be located a minimum of 5 feet from any side property line and may be constructed of any material approved in advance by the ARB or as set forth below. The first 8 feet of driveway, beginning at its junction with the paved road, shall be a minimum of 12 feet wide and shall be constructed of a hardscape material such as pavers, stone, asphalt, concrete, brick or gravel, with a base material, to avoid tracking mud, silt, dirt or other debris onto roads within Anderson Farms. Generally, driveway materials beyond the apron that may be approved by the ARB include pea gravel, crushed stone, asphalt, concrete or maintained sand-clay base. Any natural sand, clay or grass driveway material must be maintained to create an aesthetically pleasing bucolic entrance and to avoid unsightly ruts, potholes, weeds, etc. Driveways for lots adjacent to Anderson Pond Road must be located on an interior roadway of Anderson Farms; no driveways may be located directly off Anderson Pond Road. Owners should refer to the Anderson Farms Regulating Plan for photos of driveways representing the style and theme desired for Anderson Farms.

## **Easements**

In order to maximize the enjoyment of the amenities within Anderson Farms and access to Hollow Creek Land Preserve (“HCLP”), several of the lots provide easements to allow owners of lots within Anderson Farms access to trails and common areas within both Anderson Farms and HCLP. Any such easements shall be identified on the record plat of Anderson Farms, and the Association shall be responsible for installation and maintenance of trails located within any such easements on lots.

## **Drainage**

Homeowners and their Builder are responsible for proper management of storm water drainage, whether discharging from the lot or entering onto the lot, both during and following construction of a home. Storm water drainage from one lot onto an adjacent lot, if approved by the ARB, must discharge in a location on the adjacent lot which doesn’t interfere with any structure or use of the adjacent lot or cause an undue concentration of water. Storm drainage plans should adhere to all DHEC wetlands and storm water management practices, in a manner consistent with Anderson Farms’ drainage plan. Development staff are available to provide guidance and advice with respect to proper drainage practices and acceptable techniques to access the community drainage structures and systems. However, the Developer and ARB are not responsible for proper storm water drainage on or from your lot.

Homeowners and their Builder’s Drainage plans should include the following:

- Proper grading of the site is essential to avoid excessive concentration of water runoff or collection, which may require significant remedial action after completion of home construction.
- Attention should be addressed to 20 year storm events in planning drainage for a lot.

- Movement of water from the lot should be directed into the community's storm drainage system.
- Homes should be placed at a height which will not allow for water collection in and around the foundation.
- On sloped areas, or primary storm water paths, grasses or other substantially rooted planting should be used to prevent erosion and to slow the path of traveling water. Mulched areas, especially those without significant plantings, are extremely susceptible to water run-off issues.
- Berms, swales, French drains, collection devices and other storm drainage management structures should be employed to manage the direction and flow of storm water to prevent erosion, in a reasonable manner that does not create undue burden on a neighboring property and which results in an aesthetically reasonable outcome.
- Rip rap, stone diffusion devices are acceptable features to control erosion, but should be employed in a reasonable manner, that does not unduly impact neighboring properties, either aesthetically or for storm water control purposes.

Failure to address or adhere to proper storm water management practices can result in substantial costs and replacement of landscaping after construction of your home.

### **Other Structures**

All hot tubs/Jacuzzis, pools and storage sheds shall be completely screened from the view of the public. Submissions for hot tub and Jacuzzi approvals must include the plans for this screening prior to installation.

Garden structures such as gazebos, trellises, arbors, etc. which are freestanding and not adjoining a residential structure may be constructed on lots subject to the approval of the ARB of building materials and location.

### **Fencing**

Developer or Association may install or require lot owners to install fencing on certain lots to establish the entrance to Anderson Farms or to create a streetscape and provide a theme for Anderson Farms. Fencing must be constructed of the material, style and color established by the ARB, currently 3-rail equestrian style wood fencing located and painted consistent with the required color for the area or phase of Anderson Farms as set forth in the Regulating Plan and the fence location map attached. Property owners shall be responsible for maintaining fencing, including any fencing that may be installed by the Developer on a lot, in a clean, well-kept and functional condition, including painting, repairing and replacing broken boards and other components of such fencing. In the event an owner fails to adequately maintain fencing, whether installed by the Developer or by an owner, following reasonable notice by the ARB or the Association, the Declaration provides rights to the Developer and the Association to make such repairs or replacement with the cost thereof to be reimbursed by the owner. Fencing installed by the Developer on common areas shall be maintained by the Association.

Lot owners must have written approval by the ARB for location, material and color prior to installing fencing on any lot. Fencing installed along the side lot lines perpendicular to the roadway shall be the same as fencing installed along the front of the lot for at least the first 100

feet unless approved by the ARB. Fencing from 100 feet to the rear property line may be a different material and style so long as the ARB approves such fencing, in its sole discretion. Fencing along the rear property line may also be of a different material and style so long as the rear line does not abut a roadway and the ARB approves such fencing, it is sole discretion. Generally, chain link and PVC fencing will not be allowed along perimeter lot lines or where visible from roads or neighboring property. Owners should refer to the Anderson Farms Regulating Plan for photos of fencing representing the style and color desired for Anderson Farms and the map included therein for locations where fencing is required to be installed.

Developer will install double fencing along Anderson Pond Road to establish one of the primary trails within Anderson Farms which shall be maintained by the Association. Maintenance of fencing shall include but not be limited to, painting and repair or replacement of boards, to ensure an aesthetically pleasing and consistent appearance for the neighborhood entrance and its surrounding landscape.

**Mailboxes**

Mailboxes must be located near the driveway of each lot within the neighborhood and must be in accordance with the design, material, color and construction standards included in the Regulating Plan attached.



## Homes & Huntboxes:







**Barns & Outbuildings:**





**Garden Sheds:**





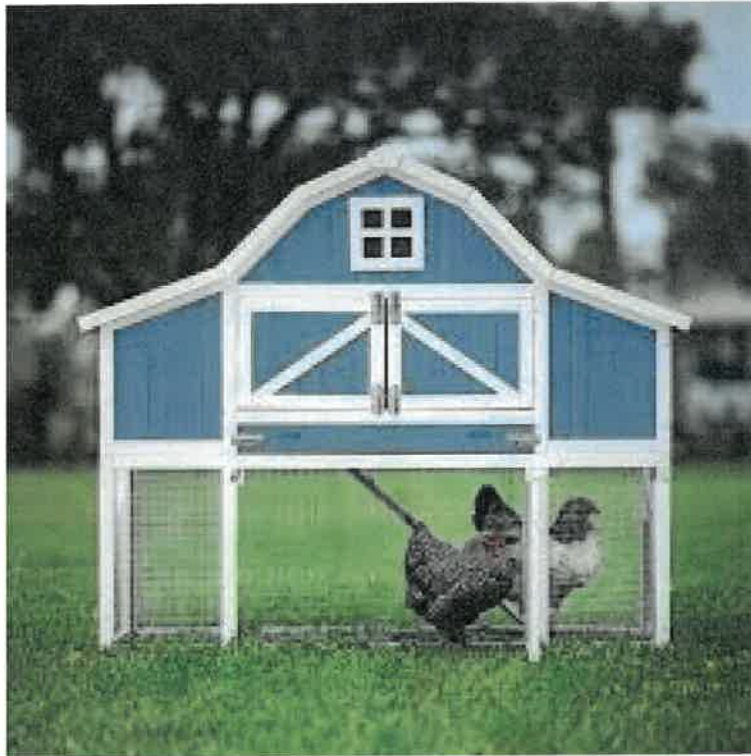


## Run-In Sheds:





## Chicken Coops:





## Outbuilding Don'ts:



**Driveways:**







## Driveway Don'ts:





## Fencing & Gates:













**(Note:** Not all photos intended to depict fencing styles that may be approved also depict colors that may be approved. Please refer to written approvals issued by the ARB.)



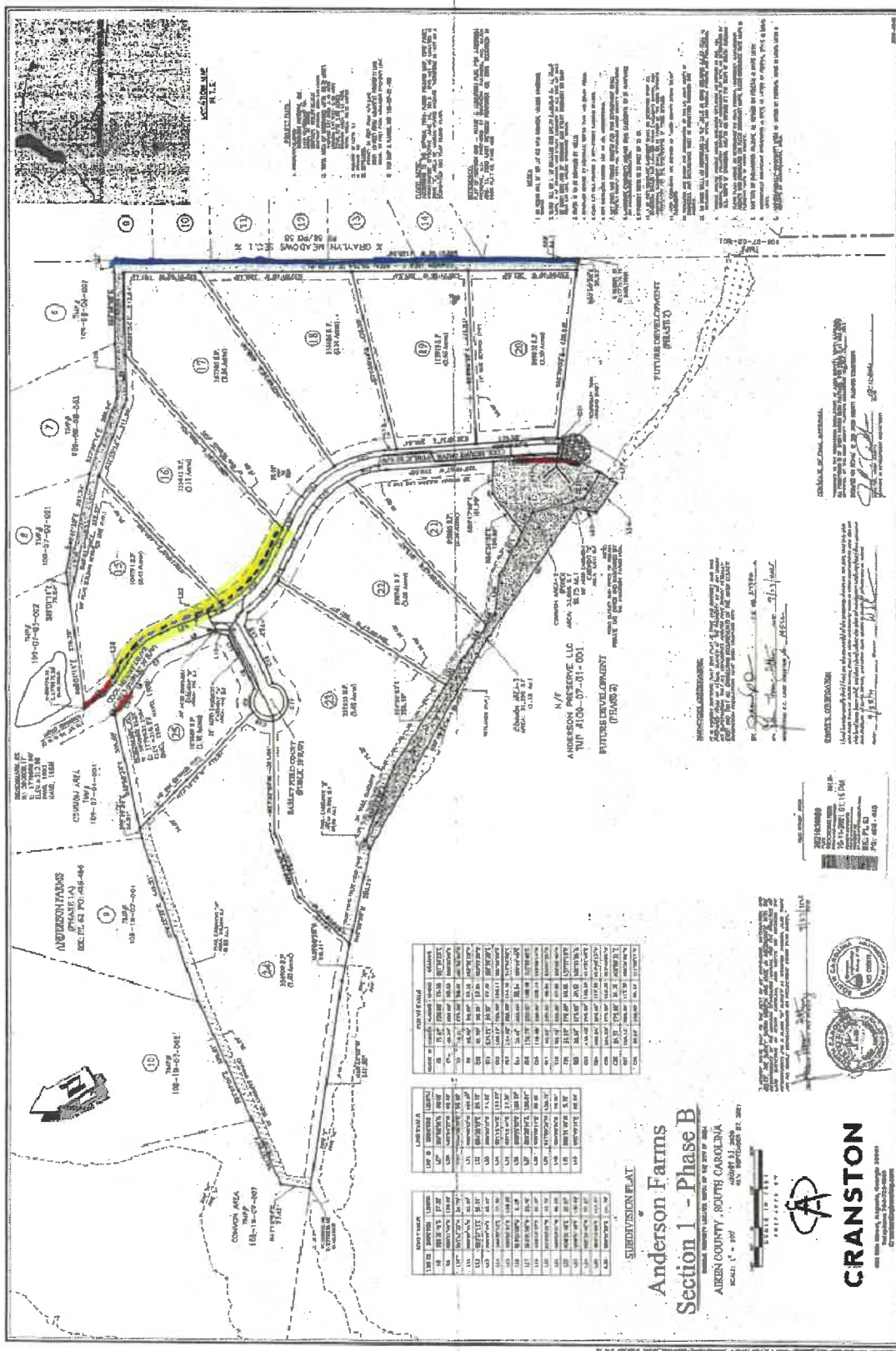
### **Fencing Don'ts:**



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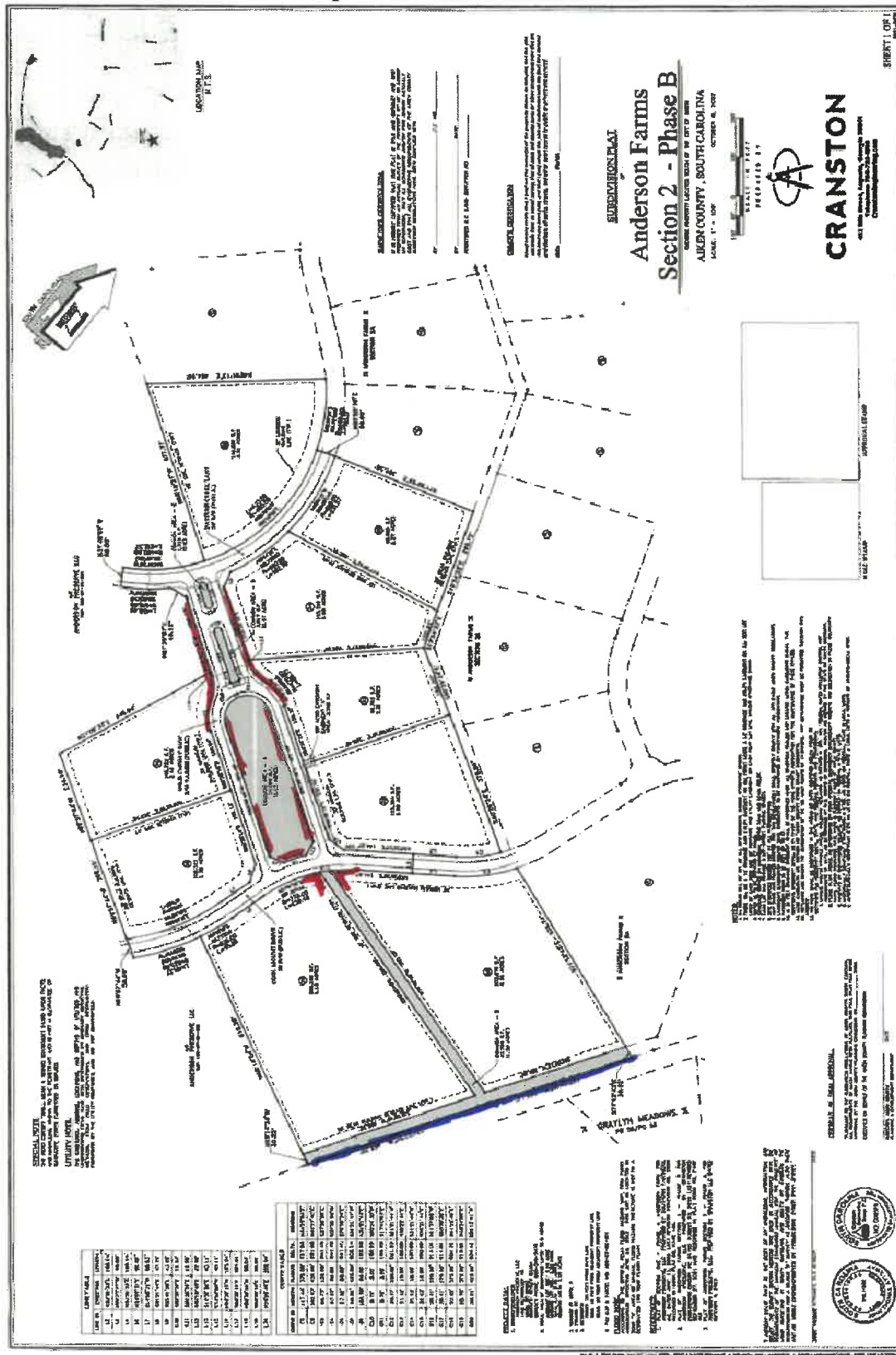




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# Phase 2B Fence Location Map:





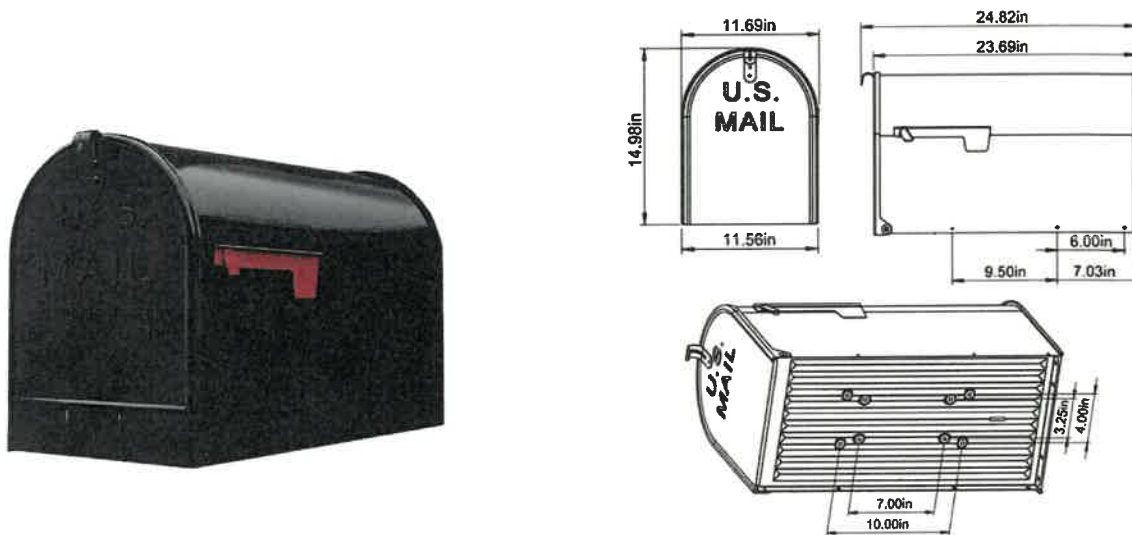
### Mailbox Standards:

Stanley “Gibraltar” extra large black metal post mount mailbox.

Item #217532

Model #ST200B00

Available at Lowe’s



### Lettering:

2” tall white vinyl lettering in Times New Roman; example: 123 Smith Drive. Street number and name to be included on both sides of the mailbox. Lettering available from Sign Pro Graphics, 957 Dougherty Road, Aiken, SC 29803, 803-644-3378.

Wood construction, painted black.





Kathleen Brumer

Witness #1 Signs Here

Anderson Preserve, LLC

BY: Diana M. Peters

Diana M. Peters, Attorney in Fact  
(Record Book 4887, Page 1259)

[Signature]

Witness #2/Notary Public Signs Here

STATE OF South Carolina )  
COUNTY OF Aiken )

ACKNOWLEDGEMENT

I, the undersigned notary, do hereby certify that Diana M. Peters personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Anderson Preserve, LLC.

Witness my hand and official seal this the 5<sup>th</sup> day of April, 2023.

Notary Public for the State of South Carolina  
My Commission Expires:

My Commission Expires July 23<sup>rd</sup>, 2023

[NOTARY SEAL]

