

2019004967

RESTRICTIVE COVENANTS
RECORDING FEES \$15.00

PRESENTED & RECORDED:

02-28-2019 08:55 AM


JUDITH WARNER
REGISTER OF MESNE CONVEYANCE
AIKEN COUNTY, SC
BY: QUINLAN BATES DEPUTY

BK: RB 4765

PG: 44 - 52

RECORDATION OF COVENANTS AND RESTRICTIONS

The undersigned on behalf of Anderson Farms Association, Inc. does hereby present the attached Bridgewater at Anderson Farms Building Guidelines for recordation with the Register of Deeds of Aiken County, South Carolina:




Witness #1 Signs Here

Anderson Farms Association, Inc.



Witness #2 or Notary Public Signs Here

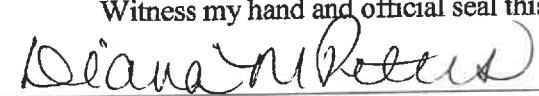
By: 

Richard B. Steele, President

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)

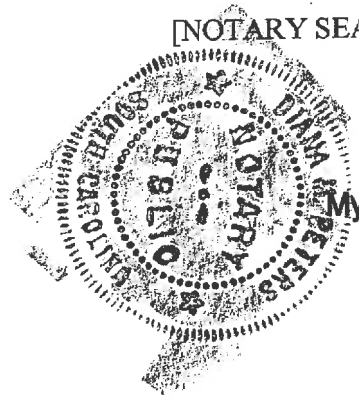
ACKNOWLEDGEMENT

I, the undersigned notary, do hereby certify that Richard B. Steele personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Anderson Farms Association, Inc.

Witness my hand and official seal this the 31st day of January, 2019.


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

[NOTARY SEAL]



Diana M Peters
Notary Public
South Carolina
My Commission Expires 10-2-22

BRIDGEWATER AT ANDERSON FARMS BUILDING GUIDELINES (the "Guidelines")

Bridgewater at Anderson Farms is being developed by Hollow Creek Preserve LLC (the "Developer") as a residential neighborhood with elegant southern-style architecture in a bucolic setting. The Architectural Review Board ("ARB") is granted authority, pursuant to the Declaration of Covenants, Conditions and Restrictions for Bridgewater at Anderson Farms (the "Declaration"), to ensure construction of homes and other improvements comply with the Declaration and these Guidelines.

Home Construction

The Guidelines for Bridgewater at 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. Shed and porch roofs which provide attractive architectural features are encouraged.

Square Footage and Height

Homes in Bridgewater at Anderson Farms must be single family residences of a minimum 2,000 square feet and a maximum of 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 Bridgewater at 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 and is not the main residential dwelling on a lot in Bridgewater at Anderson Farms (although, such structures may be approved as a main residential dwelling in specific areas of future portions of Anderson Farms).

Minimum Setback for Building Structures

Homes and other permanent structures constructed in Bridgewater at Anderson Farms must be maintain a minimum setback of 50 feet; however, Lots 4, 6, 7 and 8 shall be 25 feet from the front property line, but deeper setbacks are encouraged on lots with more available depth. Barns, pens, corrals and other structures 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 structures must be located behind the main residential dwelling on the Lot and a minimum of 50 feet from any side or rear Lot line.

Landscape

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.

Consistent with its bucolic setting, grassed pastures are encouraged. Shrubs, bushes and trees must be placed around the home and on the lot to provide a natural setting consistent with the character of Bridgewater at Anderson Farms. Areas which are not grassed 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. Naturally wooded areas of any lot may be left in its natural, undisturbed condition as approved by the ARB. 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.

Developer will establish a street tree theme to create an aesthetically pleasing entry and street view within the neighborhood. Street trees will be a variety of Live Oak planted approximately 14-16 feet from the back of curbing on Bridgewater Court in the approximate location shown on the map attached. Following initial installation, street trees must be maintained and, in the event of damage or death of the tree(s), replaced by the property owner. A replacement tree must be of the same or similar variety as the remaining street trees unless approved by the ARB. The location of any replacement tree, if significantly different from the original tree, must be approved by the ARB.

Driveways

Driveways must be a minimum of 5 feet from any side property line and may be constructed of any material approved in advance by the ARB. The first 8 feet of driveway beginning at its junction with the paved road shall be constructed of pavers (in a style and color consistent throughout the neighborhood, at the discretion of the ARB). Generally, driveway materials beyond the apron that may be approved by the ARB include pea gravel, crushed stone, asphalt or concrete.

Easements

In order to maximize the enjoyment of the Hollow Creek Land Preserve ("HCLP") adjacent to Bridgewater, several of the lots provide easements to allow owners of lots within Bridgewater access to HCLP from within Bridgewater. Any such easements shall be identified on the record plat of Bridgewater.

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 Bridgewater at 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 POA 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 homesite.
- Movement of water from the homesite 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 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 plans to install fencing at the front of Lots 1, 2, 9, 10 and 11 approximately 22.5 feet from the back of curbing on Bridgewater Court in the approximate location shown on the map attached. Fencing along Bridgewater Court at the front of all lots is required and must be constructed of the material, style and color established by the ARB, currently 3-rail equestrian style wood fencing painted black. Property owners shall be responsible for maintaining fencing

BRIDGEWATER AT ANDERSON FARMS

Requirements for Submission of Construction Plans for Architectural Review Board ("ARB") Approval

1. Two (2) sets of architectural drawings must be submitted which at a minimum shall include:
 - (a) All exterior elevations for each structure in the plan (front, rear and both sides).
 - (b) Site Plan including to scale drawing of structure(s) and distances from site boundaries.
 - (c) Square footage of structures.
 - (d) Other pertinent information may also be provided that will reflect compliance with the architectural guidelines of Bridgewater at Anderson Farms.
2. Description of exterior materials including brand, type, color and other pertinent information concerning components. If requested, samples shall be provided by the builder.
3. Builder shall stake corners of all structures to be constructed and notify the Bridgewater at Anderson Farms ARB for verification. No further work may be completed until approval is received from the ARB.
4. Signed statement declaring that the owner has received a current copy of the Declaration of Covenants, Conditions and Restrictions for Bridgewater at Anderson Farms dated _____ and the Bridgewater at Anderson Farms Building Guidelines dated _____ and that he/she has read and understands both documents and will comply with the requirements set forth in both documents (copies attached).
5. Included with the Bridgewater at Anderson Farms Building Guidelines is a photo of the approved mailbox and a detailed drawing of the mailbox post for the convenience of owner and builder (copies attached).
6. Security deposit payable to "Anderson Farms Association" in the amount of Two Thousand Dollars (\$2,000).

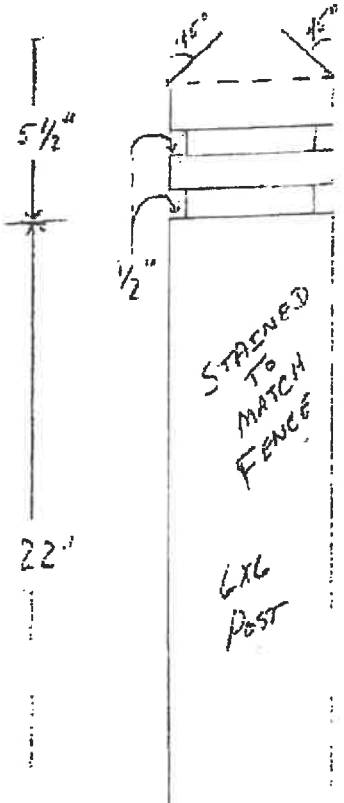
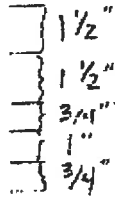
Declaration for Item #4 Above:

I, _____, declare that I have received a current copy of the Declaration of Covenants, Conditions and Restrictions for Bridgewater at Anderson Farms dated _____ and a copy of the Bridgewater at Anderson Farms Building Guidelines dated _____. In addition, I declare that I have read, understand and will comply with the requirements of these documents.

Signed: _____
(Owner)

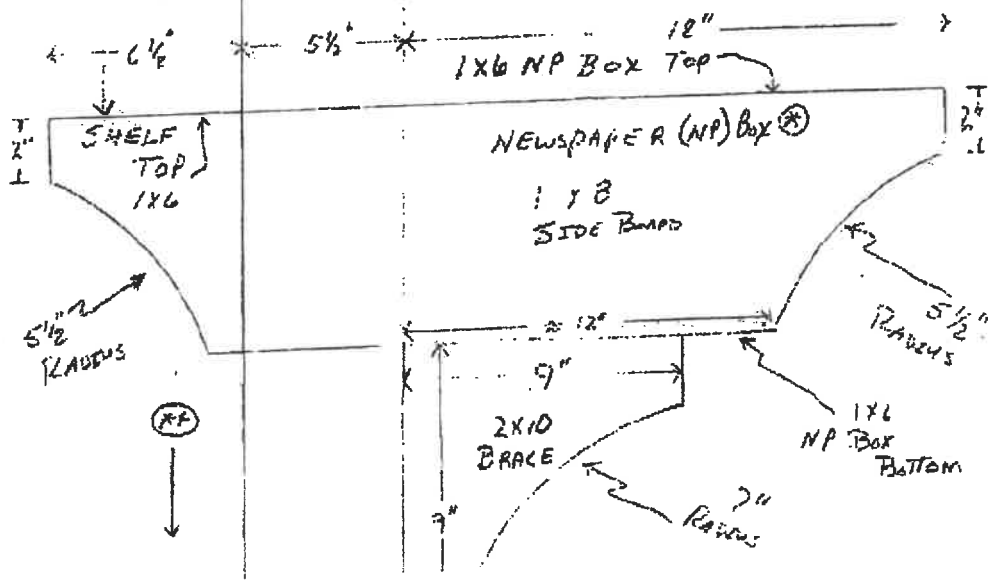
Date: _____

BRIDGEWATER
MAILBOX POST
CONSTRUCTION



(*) WIDTH of NEWSPAPER (NP)
Box = THICKNESS
of the 2 1x8's
+ WIDTH of
1x6 Box Top

(**) Post should be set
so that top of NP
Box is 39" from
GROUND SURFACE





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 Anderson Farms Association, Inc. (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.

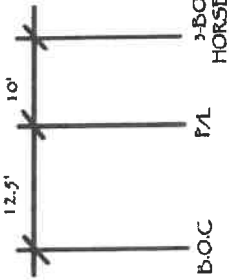
Fencing installed along the side lot lines perpendicular to the roadway shall be the same as fencing installed along the front of the lot for at least the first 100 feet. Fencing from 100 feet to the rear property line may be a different material and style so long as the ARB approves such fencing, in its sole discretion. Fencing along the rear property line may also be of a different material and style so long as the ARB approves such fencing, in its sole discretion. Generally, chain link and PVC fencing will not be allowed. The ARB reserves the right to initiate more restrictive fencing along the rear of lots adjacent to Hollow Creek Land Preservation to ensure the bucolic aesthetic appeal of its trails and property.

Developer will install fencing along Anderson Pond Road for Lots 1 and 11 flanking the entrance to the neighborhood and within the trail easement on Lots 8 and/or 9 as shown on the attached map. Following installation, such fencing will be maintained, including but not limited to, painting and repair or replacement of boards, by the Association to ensure an aesthetically pleasing and consistent appearance for the neighborhood 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 attached to these Guidelines.

FENCE DETAIL



• Lots with 25' MBL's - Fence to be located 9' off back of P/L.

COMMUNITY STREET TREE DETAIL

★ Approximate location

