

Amended and Restated
TIMBERLAND PLACE
Architectural Standards

Adapted by Timberland Board of Directors
May 20, 2016

These standards may be amended or revised by the Architectural Review Board or the
Timberland Place Homeowners Association Board of Directors.

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I. INTRODUCTION

Purpose of the Architectural Standards

One of the primary purposes of the Declaration, Conditions and Restrictions for Timberland Place (the "Declaration") is to provide for the method of determining certain architectural standards that will assure each of us that the property within our community will be developed and maintained in a fashion that will protect the investment of every homeowner. One important aspect of maintaining the integrity of a residential community is provided by the Declaration in authorizing the formation and duties of the Architectural Review Board ("ARB"). The ARB has the right to review and approve changes to the exterior of homes within the community. The Declaration strictly prohibits the addition of any Structure, or the alteration of any Structure, on any Homesite without written approval of the ARB. The prohibition is very broad, including, but not limited to, the changing of the exterior paint colors on a home. The Declaration further states that the ARB has the right to develop and disseminate architectural guidelines for the community. These guidelines are referred to specifically in the Declaration as the "Architectural Standards" and should be considered an extension of the Declaration. This document is not an all-inclusive list of restrictions, but is a set of guidelines to be followed by the homeowners when planning landscaping or the construction or alteration of any Structure located on the property. These guidelines do not include any approvals or restrictions required by local government authorities.

The Architectural Standards set forth herein have been developed pursuant to Article 9 and expand the criteria in Article 11 of the Declaration. Their purpose is to publish guidelines related to (I) the use and maintenance of the property within Timberland Place and (II) the construction of improvements (including the alteration of Structures) upon the Homesites within the community. As guidelines, these standards may not be determinative of whether or not a particular use of the property is acceptable, or whether or not the plans for a proposed improvement will be approved. Because of the uniqueness of each Lot within the community, including variations in size topography and location, certain uses, improvements or modifications suitable for one Lot may be inappropriate for another Lot. Therefore, despite the guidelines offered by these Standards, the ARB is authorized to apply or adapt deferent standards for different Lots to reflect those differences. As an example, the ARB may allow an improvement, modification or change to a Structure which cannot be seen from any street or other Lot within the community, but prohibits the same improvement if it can be seen from any street or any other Lot.

All changes which require approval of Lexington County or any other governmental authority must be obtained by homeowners prior to submitting requests for ARB approval. Evidence of governmental approvals must accompany all requests for approval by the ARB.

The Architectural Review Board

The ARB is made up of members appointed by the Board of Directors of Timberland Place Homeowners Association, Inc. The Declaration grants the ARB discretionary powers regarding the aesthetic impact of design, construction and development including architectural style, colors, textures, materials, landscaping and overall impact on surrounding properties.

It is not the intent of the ARB to impose a uniform appearance within Timberland Place nor to discourage creativity on behalf of the homeowners. Its intent is to promote and assure that all improvements are aesthetically and reflect the image of a quality community. During the plan review process, the ARB intends to be fair, impartial and understanding of individual goals.

Overview of the Change Request Process

General Information

Homeowners are requested to provide as much detail as possible when submitting a Change Request Form to the ARB. This will eliminate confusion and reduce the time required to respond to the requesting homeowner. Plans should be specific in nature and include such items as types of materials to be used, planned start/completion dates, types of plants, size of plants and actual photographs of swings or arbors when applicable. Plans should also be limited to size to work that can be completed in a 30-day period unless a longer time is requested due to an exceptionally large project. All submissions must be accompanied by appropriate governmental approvals.

The ARB will meet regularly at a time determined by the majority of the ARB to review new change requests and conduct homeowner site visits. The ARB may determine the necessary frequency of meetings as the request load may require. Every change request will be responded to in writing within 30 days from the day all final documentation has been received.

Step 1 – Submitting Plans

Homeowners are requested to submit photocopies of all plans and documentation. All submitted plans become the property of the ARB and will not be returned, but filed for future references and verification. Timberland Place homeowners should deliver the Change Request Form and all necessary documentation, including plans, architectural drawings/photographs, property survey showing improvements and description of material to:

**Timberland Place HOA
Property Management Solutions
P.O. Box 2014
Lexington, SC 29072**

Phone: 803-996-4846
Fax: 803-996-3164
office@pmsolutionssc.com
www.pmsolutionssc.com

Once plans are received, they will be date stamped and reviewed by the ARB in the order in which they are received. A member of the ARB will notify the homeowner by phone or email of the approximate date and time of the on-site visit. In most cases, the homeowner's participation is not required for the on-site review, but is always welcome.

Step 2 On-Site Review Process

The purpose of the on-site review is for the ARB member to assess the impact the request may have to neighbors and the general quality of the Community. The on-site process is usually brief (5-20 minutes) with no or limited homeowner involvement. However, we recommend that a homeowner be available for questions for complex plans.

Step 3 Decision Process

Upon completion of the site review, the ARB will stamp the change request with one of four decisions and will contact the homeowner directly to explain the decision.

Plan Accepted – The plan was accepted as documented and the homeowner can begin the requested change immediately upon obtaining all necessary governmental permits. All work must be done in accordance with the plans as approved by the ARB. **All changes or modifications to plans must be reviewed and approved by the ARB.**

Plan Accepted with Specific Conditions – The plan was accepted with specific conditions. The homeowner should review the conditions and if in agreement sign the conditions form and submit to the ARB.

Plan Denied with Explanation – If the homeowner's plan was denied, an explanation will be provided. In many cases, the ARB will recommend one or more alternative solutions. If the homeowner is receptive to one of these solutions, they simply need to resubmit a Change Request Form detailing the plan within 60 days.

Plan Pending – If a plan was submitted incomplete, the homeowner will be notified and the plan will be held until the required documentation has been received.

ARB's Right to Verify Construction in Accordance with Approved Plans

While under construction, the ARB does reserve the right to review the project to make certain the actual construction adheres to the approved plans.

Violations Fines

The discretionary powers of the ARB are also coupled with the ability to establish and levy fines and

penalties for noncompliance and with the cooperation of the Board of Directors of the Association, also include the right to suspend membership rights, including the right to vote or to use the recreational facilities, if applicable. Although not limited to the following, “noncompliance” would include the failure to obtain approval of a new Structure in conformance with approved plans. Homeowners who are in violation of the Declaration and the Standards set forth in this document will be notified of the violation and will be fined and penalized in accordance with the Declaration.

Homeowners Right to Appeal

Homeowner(s) may appeal the decision by the ARB to deny and/or approved conditionally a change request. The processes for filing an appeal is as follows:

1. The appeal must be submitted in writing by either email or U.S. mail to the property management company.
2. The Homeowner’s request for appeal must be received within ten days from the date of the notice of denial and/or approved conditionally by the ARB.
3. The Homeowner is entitled to be represented by their own legal counsel. If the Homeowner will be represented by legal counsel, the Homeowner is required to notify the property management company no later than 3 days before the scheduled hearing. Advance notice is required to permit the Board’s legal counsel to be present.
4. The request should include any information which might clarify the requested change.
5. The Board President will notify the Board of the request and with the Board decide on the time, date and place of the hearing, the hearing must be held within fourteen days of the request for a hearing. The hearing will be held in executive session. The Homeowner will be notified of the hearing by the property management company either by email or U.S. mail.
6. If the hearing occurs as scheduled, the Board will follow the hearing procedure outlined in the Governing Documents and the Board members will listen to the concerns of the Homeowner. The Board is not required to hear any evidence or concerns that are beyond the scope of the ARB denial and/or approved conditionally. The Board President or their appointee shall control the hearing so that only the issue of the ARB is to be addressed.
7. After listening to the Homeowner’s appeal and using guidance provided by the ARB, the Board shall render a decision on the Homeowner’s appeal. The final decision of the Board will have provided to the Homeowner in writing, by either email or U.S. mail, within five days of the date of the hearing.

Disclaimers

Approval of any Structure by the ARB is in no way a certification that the Structure has been built in accordance with any governmental rules or that the Structure complies with sound building practices. Homeowners are required by law to obtain a building permit from Lexington County for all new construction.

These Architectural Standards set forth herein have not been reviewed for the engineering or structural design or quality of materials. In fact, it is very likely that certain standards have been adopted solely on the basis of aesthetic considerations. Therefore, no one should use or rely on these Architectural Standards as standards for structural integrity or soundness of design for any construction or modification of a Structure or for ensuring compliance of any activity or construction with building codes, zoning regulations and other governmental requirements. These things must be determined by, and are the sole responsibility of, each homeowner within the Community.

Please remember that, like the Architectural Standards, plans and specifications are not reviewed for engineering or structural design or quality materials. By approving such plans and specifications, neither the Declarant, the Association, the ARB, the Board, nor the officers, directors, members, employees and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any homeowner of property affected by the Declaration by reason of mistake in judgement, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications.

It is the sole responsibility of the homeowner to ensure that Structures are safe. Approval of any type of Structure including children's playsets by the ARB in no way guarantees the safety of the individual.

In accordance with the Declaration, every person that submits plans or specifications, and every homeowner has agreed that they will not bring any action or suit against Declarant, the Association, the ARB, the Board or the officers, directors, employees and agents of the any of them to recover and such damages.

II. EXTERIOR STANDARDS

Construction

All construction requires the homeowner to complete a Request for Change Form and a site visit from members of the ARB. The purpose of the visit is to ensure that the construction adheres to ARB standards and is in harmony with the external design and general quality of the Community.

Driveways/Walkways

Any changes to existing or new hardscapes including, but not limited to, driveways, walkways and patios, require approval of the ARB prior to construction. A professional contractor must complete all hardscapes construction.

Doors/Windows/Shutters

Any alterations to the exterior of the house including, but not limited to, doors, shutters, trim and exterior siding must be approved by the ARB.

All window treatments facing the street must be lined in white to give the Community a common look from the outside. The type of window treatments may include, but not limited to: a white sheer, white blinds, white plantation shutters or white lined curtains.

Stain glass windows and glass blocks are not permitted in doors or windows that are visible from the street. All requests for lead glass doors or windows must be submitted to the ARB.

Exterior Lighting

All exterior lighting shall be consistent with the character established in Timberland Place and be limited to the minimum necessary for safety, identification and decoration.

Outside light posts must remain black in color. Colored lens, lamps or bulbs of any type are not permitted.

Any additional exterior lighting must be approved by the ARB.

This section should not be construed to prohibit seasonal decorative exterior lighting during the Holiday Season. Exterior seasonal decorative lighting is allowed during a period beginning on Thanksgiving Day through January 15 of the following year.

Paint/Siding/Brick/Roof

All alterations to the exterior color of the house including, but not limited to, roofs, doors, shutters, trim, brick and siding must be approved by the ARB. New roofs must follow the same style and color standard originally installed by the Builder. The roof must include at least a 20 year warranty and all exceptions must be approved by the ARB.

Mail Boxes/Street Numbers

All mailboxes must follow one common design. The mailbox shall include only the house number and be located as prescribed by the United States Postal Service. To replace any damaged or missing parts of your mailbox, contact the ARB for assistance.

Street numbers or surnames are not permitted on the curb. Surnames are not permitted on any part of the house.

Decks/Patios/Lattice Work

All decks should remain natural in color, be made of pressure-treated pine, be located on the back of the house and not extend out past the sides of the house. Any variance from this standard must be approved by the ARB.

All plans to build new or expand existing decks, patios and lattice work must be submitted to the ARB for approval. Also, homeowners shall submit a landscape plan to address areas under and around the deck.

Storage areas of any type require the approval of the ARB and must be submitted with a specific landscape plan to shield as much of the storage area as possible.

Fences

Proper fencing can have a unifying effect upon community, where as inadequate, poorly constructed fencing can detract from the community's overall appearance. Fencing carelessly constructed or poorly positioned can encroach upon adjoining neighbor's property or common areas. An inconsiderately positioned fence can box in a neighbor. All fencing must conform to the original construction design established by the builder. Fencing must be maintained by repairing missing or broken parts and/or by power washing or re-staining all wood surfaces using a natural finish or natural sealer as needed, thereby maintaining its general structural integrity. Only those building materials as described in the Architectural Design Standards Criteria below are permitted. Fencing or screening of any type is not permitted in any front or side yard. Chain link, vinyl and plastic fencing are inconsistent with the Architectural Design Standards and will not be approved under any circumstances, except where required by a government authority.

Design Standard Criteria

1. The approved fencing style is a standard six foot high fence, alternating 1x4 or 1x6 board-on-board with three 2x4 horizontal rails, and 4x4 posts, set in concrete, spaced no more than 8 feet apart on center. With a convex scalloped top and with the horizontal rails facing inside.
2. Side yard fencing will extend to the side property line and from there to the rear property line. Side yard fencing will not extend more than half the distance forward from the rear of the house structure to the front of the house structure.
3. Fencing will conform to the existing grade. All fence heights are measured from the existing grade unless a change in grade is proposed in the current application.
4. All fence materials will be pressure treated (P/T) #2 pine or better. Fencing may be left to weather naturally or treated with a natural sealer. Fencing shall not be painted. Opaque and solid finishes of any type are prohibited.

5. Gates shall be constructed with the same material as the fencing, be maintained using the same method as that for the fencing.

A Request for Change Form is required for all fencing including a gate and must include, a Lot survey showing the relationship of the fence and gate to the house and property lines. The location of all immediately adjacent Lots must be shown. A description of material to be used and the dimensions of fencing and gate(s). Proposed treatment if not allowed to weather. Estimated start and stops dates.

Change requests by a homeowner to fences constructed by the Declarant on private or common property must also be submitted to the ARB for approval.

Private fences within areas designated as "Landscape Easements"(s) are expressly prohibited.

Detached Structures

Arbors/swings are permitted in the rear yard only and must be located where it will have minimum impact on adjacent properties and streets. Homeowners are encouraged to include a landscaping plan with arbors/swings to minimize the neighboring view.

All lawn furnishing and Structures including, but not limited to, bird baths, frog/fish ponds, artificial plants, bird houses and feeders, rock gardens or similar types of accessories must be located in the rear yard only. All of the above require ARB approval with the exception of bird baths, bird houses and bird feeders.

All doghouses and dog runs must be pre-approved by the ARB. Homeowners must submit a detailed plan(s) including site layout, material type, color, and landscaping plan. Emphasis will be placed on the consideration of views of the doghouse/dog run from adjacent properties and the street. Doghouses will be permitted only in the rear yard and must be located close to the house to provide minimum visual impact. Exterior colors must relate to the exterior of the house or be of neutral colors.

Storage Sheds

Any exterior storage enclosure has an aesthetic impact on neighboring property. An inconsiderately positioned or poorly designed enclosure can have a negative effect on an otherwise desirable residential neighborhood. Therefore, it is important to remember in choosing the type and determining the location of the enclosure, there are requirements other than storage that must be considered.

Design Standard Criteria

Storage containers or sheds must be positioned in the rear yard in locations which are the least visible from the street and other properties. Storage sheds or containers shall be prefabricated and made of only metal, vinyl sided, plastic or wood. The following guidelines must be followed:

Metal buildings must be painted to match the house and trim, roof painted to match shingle roof. Must be maintained in order to prevent rust. Sheds in disrepair are not permitted and must be removed.

Vinyl sided buildings must color match the house and trim, and have a shingle roof.

Plastic building must have single appearance and neutral colors to homes in the neighborhood.

Wood buildings must be painted to match the house and trim, and have a shingle roof.

A homeowner may build their own storage shed; however, the outer walls and roofing shall match the existing home in color and materials.

The building choices, size and location will be determined by Lot, Lot size, and existing home on a case by case basis.

All buildings must be kept clean and remain in good condition.

A Request for Change Form is required for all sheds and must include, Lot survey with proposed location, a description that includes the type and color of materials to be used, style and manufacturer of proposed prefabricated enclosure, dimensions of enclosure and estimated start and stop dates.

III. SOLAR PANEL GUIDELINES

The Board of Directors adopts these guidelines to promote the use of solar energy for heating and cooling and to ensure uniform installation and design of solar energy systems.

1. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
2. All plans must be preapproved by the Architectural Review Board (ARB) prior to installation.
3. All solar panels and disturbed areas where panels are attached to existing structures will be installed and/or repaired in accordance with applicable building codes, industry standards and manufacturers installation instructions.

4. Preferred location of solar panels is a rear-facing, roof-mounted array. Flush-mounted panels (i.e. – the plane of the array is parallel to the roof) on a roof facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for a solar array
5. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
6. *The installation of all solar heating and cooling systems shall only be done by a licensed installer or journeyman plumber.* Applications submitted to the ARB should include the following:
 - a. A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed;
 - b. Photos of the roof area where the array will be mounted;
 - c. Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system.
 - d. Where possible, provide photos of similar existing systems as examples.
7. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
8. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
9. All painted surfaces will be kept in good repair.
10. Changes to adjacent property should not impede an existing or soon-to-be-installed solar system or interfere with any existing solar energy easement.

A variance to certain sections of these guidelines may be granted by a majority vote of the Timberland Place HOA Board of Directors if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. If a homeowner seeks a variance they must provide a minimum of two bids depicting the cost of installation of the solar systems – one bid in compliance with these guidelines and a second bid depicting the desired alternative location, unless the variance represents the only feasible

installation location. The ARB may require bids or estimates from a second contractor in order to make an informed decision.

IV. LANDSCAPE STANDARDS

Developing a landscape Plan

Homeowners are encouraged to develop a long range (3- 9 months) landscape plan to be reviewed by the ARB. Many professional landscape companies provide landscaping planning services for a reasonable fee. Professional assistance is encouraged to assist in reducing plant loss. The landscape plan should be detailed and include such items as plant type, size, quantity, estimated time to complete the project and the physical location of each plant. While many landscaping plans can be encompassing, please limit change requests to work that can be completed in three months.

Lawns

All front and side yards must be Centipede sod to ensure consistency in the Community. Rear yards may be either sod or seeded with Centipede grass.

Pine Islands/Trees/Bushes

All new or expansion of existing islands or beds require a landscape plan to be submitted for approval. No landscape plan is required to plant existing islands and beds. Pine islands **must** be maintained regularly with fresh pine straw and edging.

Landscaping should relate to the existing terrain and natural features of the Lot, utilizing plant materials native to the Southeastern United States.

The preferred landscape bed edging is either a neat 4" – 6" deep trench or natural living plant life. All plant beds will be covered with pine straw, natural chopped bark or mulch. Rocks, boulders, stones, bricks or wood blocks are not permitted to line or cover islands/beds that are visible from the street. Metal and plastic edging material is prohibited.

Landscaping walls require ARB approval.

V. Recreational Equipment

Children Playsets/Bikes/Toys

Children's play equipment that either constitutes a structure or is appurtenant to an existing structure requires approval. Examples include sandboxes, play houses, swing-sets, trampoline, etc. The following factors will govern approval of such equipment:

1. Location. Such equipment shall be place in rear yards behind the home so it not visible from the street.

2. Scale and Design. The equipment shall be compatible with the Lot size. The design and any visual screening are additional consideration in evaluating whether there will be an adverse visual impact.
3. Color and Materials. Equipment constructed of wood and left in a natural condition to weather is encouraged. Metal play equipment, if approved, shall be painted solid earth tones (brown, tan, dark green) to blend with the natural environment.

All bikes and toys shall be placed out of public view when not in use to have minimum impact on neighbor's and adjacent properties.

Basketball Goals/Hoops

Permanent, free standing, pole mounted backboards may not be installed. Portable basketball hoops don't require prior written approval from the ARB. However, basketball hoops must comply with the following conditions:

1. Basketball hoops must remain on the homeowner's Lot and not on the sidewalks or in the street. Unit must be place at least half of the length of the driveway from the street.
2. Basketball hoops must be maintained in good order with net in good condition.
3. When feasible and when not in use over a period of time, the basketball hoop must be stored out of view so as not to distract from the community aesthetics.

Pools/Spas/Whirlpools

Permanent above ground pools of any type are not permitted.

All in-ground pool, spas or whirlpools must be approved by the ARB. Homeowners must submit a detailed plan including site layout, fencing and landscaping to obtain approval. All pump, filter, etc. equipment must be located where it will not cause a nuisance to neighbors and must be screened from view with landscaping. In-ground pools, spas and whirlpools are permitted, but must fit naturally into the topography of the proposed Lot. The pool/spa/whirlpool must also be located to provide minimum visual impact to the surrounding properties and streets. Pool enclosures are not permitted. Approval of a pool/spa/whirlpool request conveys no liability to the Timberland Place HOA, and cannot be construed to imply expression of any opinion with respect to safety. The Homeowner recognizes that a private pool/spa/whirlpool carries significant liability and that the Homeowner exclusively bears all risks incurred.

VI. Miscellaneous Items

Flags/Flagpoles

Stand-alone flags and flagpoles are not permitted. However, flags are permitted to be flown from holders attached to the exterior wall of the home.

Common Areas/Signs

No temporary sign is permitted in any common area for a period greater than 24 hours and must be approved by the ARB prior to installation. Any permanent sign placed on common ground must be approved by the ARB

Political Signs:

1. Homeowners may display political signs no earlier than 71 days before the election and three (3) days after the date of the election.
2. The number of signs on a homeowner's property is not limited, but the maximum aggregate total dimensions of all political signs shall not exceed nine (9) square feet.
3. All signs must be prepared professionally.

APPENDIX: A

TIMBERLAND PLACE

ARCHITECTURAL REVIEW BOARD

REQUEST FOR CHANGE

*This form must be completed by the homeowner, reviewed by the Architectural Review Board and have final approval **BEFORE** any work commences.*

Date: ___/___/___

Homeowner(s) Name(s): _____

Address: _____

Phone Number: _____ Email: _____

Lot Number: _____

Contractor Name: _____

Contractor Phone Number: _____

Description of Change Proposed:

(USE REVERSE SIDE IF MORE SPACE IS NEEDED FOR DESCRIPTION)

ALL SUBMISSIONS MUST BE ACCOMPANIED WITH THE FOLLOWING:

1. Architectural drawing and/or pictures; **and**
2. Property survey showing improvement(s); **and**
3. Description and samples of materials; **and**
4. Evidence of governmental approval if applicable.

Estimated Start Date: ___/___/___ Estimated Completion Date: ___/___/___

Approval/disapproval does not verify compliance with building, zoning or County Codes. You must apply for a permit (if applicable) from Lexington County – 803-785-8130.

NOTE: REMEMBER TO ALLOW A MINIMUM OF THIRTY DAYS AFTER SUBMISSION TO THE ARB. PLEASE SEND COMPLETE REQUEST PACKAGE TO:

Timberland Place Architectural Review Board Phone: 803-996-4846
% Property Management Solutions FAX: 803-996-3164
P. O. Box 2014 office@pmsolutionscc.com
Lexington, SC 29073 www.pmsolutionscc.com

IMPORTANT NOTICE: FOR YOUR PROTECTION, INQUIRE AND OBTAIN COUNTY PERMITS BEFORE SUBMITTING REQUESTS FOR APPROVALS OF THE ARB.

APPROVAL OF ANY STRUCTURE BY THE ARB IS IN NO WAY A CERTIFICATION THAT THE STRUCTURE HAS BEEN BUILT IN ACCORDANCE WITH ANY GOVERNMENTAL REGULATION(S) OT THAT THE STRUCTURE COMPLIES WITH SOUND BUILDIGN PRACTICES OR DESIGN.

NEITHER THE DECLARANT, THE ASSOCIATION, THE ARB, THE BOARD , NOT THE OFFICERS, DIRECTORS, MEMEBRS, EMPLOYEES AND AGENTS OF ANY OF THEM SHALL BE LIABLE IN DAMGES TO ANYONE SUBMITTING PLANS AND SPECIFICATIONS TO ANY OF THEM FOR APPROVAL, OR TO ANY OWNER OF PROPERTY AFFECTED BY THE DECLARATION BY REASON OF MISTAKE IN JUDENMENT, NEGLIGENCE OR NONFEASANCE ARISING OUT OF OR IN CONNECTION WITH THE APPROVAL OR DISAPPROVAL OR FAILURE TO APPROVE OR DISAPPROVE ANY SUCH PLANS OR SPECIFICATIONS; NOR SHALL ANY OT THEM ASSUME LIABILITY OR RESPONSIBILITY FOR ANY DEFECT IM ANY STRUCTURE CONTRUCTED FROM SNY SUCH PLANS AND SPECIFICATIONS.

Timberland Place homeowner(s) acknowledges that he/she has read all pages of this document, before submittal:

HOMEOWNER'S SIGNATURE

HOMEOWNER'S SIGNATURE

DATE RECEIVED: ___/___/___