



# Architectural Guidelines

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## Architectural Guidelines

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# IronGate Farm

The following are the architectural and design criteria established by IronGate Farm Architectural Review Committee, hereafter referred to as the ARC, as adopted by the IronGate Farm Homeowners Association, hereafter referred to as the IronGate Farm HOA, and in accordance with the recorded “Declaration of Covenants, Conditions and Restrictions of the IronGate Farm Subdivision”, hereafter referred to as the CCRs.

## **Article I**

### **Statement of Purpose and Intent**

#### **Concept**

The IronGate Farm Architectural Guidelines (Guidelines) were developed to help shape the form and character of IronGate Farm in ways that reflect the most valued qualities of distinctly American style homes.

These guidelines provide a means of ensuring the creation of quality architecture that is richly crafted to reflect the character of American design. The Guidelines also include language governing the qualities of the site, the landscape forms, the vegetation and natural features, which are all important to maintaining sustainable environments and to creating model neighborhoods. The organization of IronGate Farm's public spaces and the character of its streetscape and residences are intended to create a distinct sense of place and a highly livable community.

#### **I.1 Intent**

It is the intention of the ARC to ensure that all structures and other improvements within the community be of the highest design quality and be planned and sited to be aesthetically and architecturally harmonious with one another and with the natural features of the land. The ARC is particularly concerned that the community has a consistent streetscape and quality of design (facade, materials, etc.). In order to maintain a “planned look” for the community and to preserve the aesthetic integrity of the community, the ARC may at times place a temporary moratorium on any particular style of design, or building material until, at the sole discretion of the ARC, it is determined that the community has been brought back into balance

## **I.2 Purpose**

These Guidelines provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These Guidelines have been developed to provide direction for the planning, designing, construction, landscaping, and modifying of all residences, buildings, and improvements within the IronGate Farm community. The Guidelines set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage, lighting and other structures. In addition, the Guidelines establish a process for review of all proposed construction and modifications to residences, buildings, and structures to ensure that all home sites within IronGate Farm are developed with consistency and quality.

## **Article II**

### **Applicability, Authority and Amendments**

#### **Concept**

It is important to fully read and understand the Guidelines as each section has information regarding the proper way to design, submit and/or build a home in IronGate Farm. If any portions of the Guidelines are unclear, please request a representative of the IronGate Farm ARC to provide clarification.

#### **II.1 Amendments**

The Guidelines may be revised and amended at any time by the Board of Directors, in its sole discretion, as needed to serve the needs of an evolving community.

#### **II.2 Applicability**

The Guidelines shall govern all residences, buildings, and all other structures and improvements within the IronGate Farm properties, which are or may be subject to the Declaration. These Guidelines are not binding upon the ARC.

#### **II.3 Authority**

The ARC under the direction of the Board of Directors has jurisdiction over all matters relating to construction, architecture and landscaping of new construction and modifications of the Properties as set forth in the Declaration. While the Guidelines are intended to provide a framework for construction and modifications, the Guidelines are not all-inclusive. In its review process, the ARC may consider the quality of workmanship and design harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. The ARC reserves the right to reject any submittal, and may disapprove plans, specifications or other materials, for any reason, including purely aesthetic reasons, which in the sole discretion of the ARC shall be deemed sufficient.

#### **II.4 Governmental Permits**

To the extent that the South Carolina State Building Code, York County Ordinances, or any other government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in these Guidelines or the Declaration, the government standards shall prevail. To the extent that any government standard is less restrictive, the Declaration and the Guidelines (in that order) shall prevail.

## **II.5 Indemnification**

In addition, and notwithstanding any other provision of this agreement, the Owner and Builder agree, to the fullest extent permitted by law, to indemnify and hold harmless the IronGate Farm HOA, its Board of Directors, officers, employees, agents or **committees**, including the ARC, against all damages, liabilities or costs including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named for the Architectural Compliance Reviews or any actions required to administer or enforce the requirements of the IronGate Farm Architectural Guidelines.

## **II.6 Responsibility for Compliance**

It is the responsibility of the Owner and Builder to ensure that all Applications for Architectural Review and subsequent construction are in accordance with the applicable zoning requirements, building codes requirements, and the requirements of any other laws, regulations, ordinances, and deed restrictions. The ARC does not review submittals for compliance with such requirements. Approval of plans and specifications by the ARC shall not be deemed or construed to mean that improvements constructed in accordance with such plans will comply with applicable zoning requirements, building code requirements, and the requirements of any other laws, regulations, ordinances, and deed restrictions, as to the structural soundness, quality, durability, suitability, fitness or proper functioning of such improvements, and any responsibility or liability therefore is hereby disclaimed.

Owners and Builders are further responsible for ensuring compliance with all standards and procedures within these Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration, any applicable Supplemental Declaration, and any other applicable Architectural and Landscape guidelines that address restricted and prohibited conduct and activities within the community. Failure to do so will result in a fine as approved by the Board of Directors to the owner in accordance with Article 5.5 of the Declaration of Covenants, Conditions and Restrictions for IronGate Farm.

## **II.7 Waiver**

The Owner and Builder agree to make no claim and hereby waives, to the fullest extent permitted by law, any claim or cause of action of any nature against the IronGate Farm HOA, its Board of Directors officers, employees, agents or committees, including the ARC, which may arise out of or in connection with the performance by any parties above named for the Architectural Compliance Reviews or any actions required to administer or enforce the requirements of the Architectural Guidelines.

## **Article III**

### **Site Requirements**

#### **III.1 Accessory Buildings**

Owners shall obtain ARC approval prior to construction of any accessory building or permanently installed playhouses, dog houses, gazebos, greenhouses, etc. Whether built during initial construction or after. Accessory buildings shall meet the following criteria

- An accessory building must be of the same color, material, and Architectural style as the main residence or of color, material and style that is generally recognized as complementary to that of the main residence. Accessory building roofing materials shall match those of the main residence.
- Any utilities servicing accessory buildings shall be installed underground.
- Accessory buildings, with the exception of detached garages and carriage houses, generally shall be located in the rear one third of the yard as long as it does not encroach on a setback and shall be incorporated as an integral part of the landscape plan, shall not unreasonably obstruct any adjacent neighbors; views of the ponds, open areas, or other amenities, and must be screened by a fence or vegetation.
- Metal utility or storage sheds are not permitted.
- A playhouse shall be considered an accessory building if it measures more than 30 square feet, is more than 6 feet high from peak to ground or is constructed on a concrete slab or form. All playhouses and playground equipment must be located in the rear yard, within setbacks and screened from view from adjacent properties and the street and must be muted or natural colors as opposed to bright primary colors. Tree houses are not permitted.
- Dog houses shall not be visible from the street or from adjacent properties and shall be placed inside setbacks and shall be muted or natural colors. ARC approval may require screening or landscaping. Dog lots, dog runs, and dog kennels are not permitted.

#### **III.2 Antennae and Satellite Dishes**

No exterior antennae are allowed. One small and inconspicuous satellite dish having a diameter of thirty-five inches (35") or less, which is installed upon or adjacent to any residence, and is not visible from adjacent properties or the street and is integrated with the residential structure and surrounding landscape, is permitted and does not require ARC approval. Such equipment shall be located only inside or rear yards that are not adjacent to a street and shall be located as inconspicuously as possible unless a signal is proven to be able to be received in this location. A request for a waiver by a professional installer must be approved prior to installation.

#### **III.3 Clothesline**

Clotheslines are not permitted.



#### **III.4 Construction Entrance**

The property owner is responsible for placing and maintaining a stone driveway. A minimum depth of 5" of Aggregate Base Course (ABC) stone or #57 or #67 stone, sized appropriately to facilitate the delivery and distribution of materials from the paved street to a central staging area on the subject lot is required. The location should be the same as the proposed driveway. No materials of any nature are to be unloaded or stored in the road or road right-of-way. **This driveway is to be used by builder and construction vehicles before and during construction to minimize damage to the roads and road shoulders caused by the repeated parking of vehicles, heavy equipment and trucks.** On-site parking shall be provided for all contractors and subcontractors. No on-street parking is permitted in front of neighboring properties nor is parking on neighboring properties permitted.

#### **III.5 Construction Fencing**

Before beginning construction, a barrier similar in construction to a silt fence must be installed along the edge of the street pavement the entire width of the lot and across the street in front of the home site (if that site is undeveloped) to prevent the parking of vehicles on the road shoulders. If the Owner does not have the builder install such fencing prior to the beginning of construction, the IronGate Farm HOA will install the fencing and bill the Owner for that cost plus a 25% ( twenty-five percent) administrative fee. The fencing must be maintained throughout the construction period and removed at the issuance of the certificate of occupancy, This is in addition to the required silt fencing.

#### **III.6 Drainage**

Storm water runoff must be directed to the existing natural drainage features or to storm drainage facilities.

#### **III.7 Driveways/Walkways**

Driveways shall be constructed and maintained in accordance with the requirements of the CCRs and all requirements of the SC Department of Transportation. A concrete culvert must be installed if the driveway crosses a drainage swale. Additional measures are required if the driveway crosses a certified Wetland. Driveway reflectors and markers are prohibited.

#### **III.9 Dumpster**

A commercial dumpster is required on site to keep a neat and clean construction site and for the disposal of all refuse associated with the construction program. At the end of each work day all construction materials must be stored neatly and trash placed in the dumpster

which shall not be filled past the top of the dumpster rim. Fabricated wood or wire bins are not permitted.

### **III.10 Exterior Lighting**

All light fixtures must complement the Architectural style of the residence. ARC approval is not required for exterior lighting if lighting is installed in accordance with the following guidelines: All lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens) to minimize glare sources to neighbors and other homeowners. Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive. Lighting of walls can be achieved by use of eave or ground recessed fixtures.

Landscape lighting should be concealed where possible by ground recessing or placing in shrub beds. Colored lights are prohibited, except as temporary holiday decorations. Post mounted light

fixtures will be considered on an individual basis. Spillover of light onto a neighboring property shall be avoided and lights should be shielded where necessary. Any deviation from the guidelines or use of high-wattage, spotlights, floodlights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc. requires ARC approval. The ARC may take into consideration the visibility and style of the fixture.

### **III.11 Exterior Wires and Cables**

No exposed exterior wires or cables of any kind are permitted.

### **III.12 Flags and Flagpoles**

Yard-mounted flag poles are not permitted. Flags and poles may be permitted to be installed on a temporary basis for marketing or sales of property or model homes. Such flags and flagpoles require the approval of the ARC. Owners may, during daylight hours, display one official flag of the United States of America and one official flag of the State of South Carolina, not to exceed 4' x 6', on their house or garage without the approval of the ARC. No other flags are allowed. Official flags of the United States of America must be made of weatherproof material if allowed outside in inclement weather and must be illuminated after dark.

### **III.13 Fires**

Fires for burning trash or construction debris are not permitted.

### **III.14 Fountains**

ARC approval is required for all fountains.

### **III.15      Garages**

All residences shall have a fully enclosed garage designed to accommodate at least two vehicles when garage doors are in the closed position. Such garages shall be compatible with and complementary to the main residence in Architectural style, material and color. Garages shall be finished on the inside. Attached garages shall not front to a street. The ARC will review corner lots on case by case basis.

Detached garages are encouraged when patterned after a “carriage house” and follow the restrictions of garages above with an exception that detached garages must be set to the rear of the main home and may front a street.

Detached garages -must match the architectural style, material and color of the main residence.

### **III.16      Garbage Containers**

Garbage containers may be stored in the side or rear yard and must be kept screened from view from the road and adjacent lots by permanent means, complementing the style of the home. No front yard storage is permitted.

### **III.17      Hot Tubs and Saunas**

ARC approval is required for the installation of any hot tub, Jacuzzi, sauna, or spa. Any hot tubs, jacuzzi, or spa, when provided, shall be located in the rear yard, shall be installed in such a way that is not immediately visible to adjacent property owners, and shall not create an unreasonable level of noise for adjacent property owners. All mechanical equipment necessary for the operation of any hot tub or sauna must be located in the rear or side yard and shall be screened from the street and neighboring homes by a fence, wall, or landscaping. Such screening is to be in accordance with these Guidelines and approved by the ARC.

Applications for hot tubs, Jacuzzis, saunas/spas shall be accompanied by a screen or fence plan and a plot of the property with the improvements indicated thereon and evidencing compliance.

### **III.18      Mailbox**

Individual mailboxes will be installed by the builder or property owner. The mail box model will be the Superior, rear post mounted, color black by Whitehall Products. Sources [www.carolinamailboxes.com](http://www.carolinamailboxes.com) or [www.wayfair.com](http://www.wayfair.com) The mailbox shall display the house number and Bellegray Rd. immediately below the number. If the mailbox is damaged and needs to be replaced, any mailbox not in compliance must be replaced with a mailbox showing the address as stated above.

### **III.18 Material Storage**

All construction materials must be kept within the property lines and street rights-of-way must be kept open for vehicular access to all sites. Temporary storage structures must receive approval by the ARC prior to their use. Structures may not be used as living or office quarters. Materials must be stored on site in a manner that anticipates severe weather arriving at any time

### **III.19 Ornaments and Statues**

Lawn ornaments, statuary, and outdoor sculpture must be submitted for ARC approval in advance of installation and are prohibited in front and side yard areas unless concealed within a privacy wall. Holiday decorations must be removed no later than ten days following designated holiday.

### **III.20 Pools**

ARC approval is required for the construction or installation of pools. Pools must be located in the rear yard and must be an integral part of the residence and landscape. Landscaping shall be provided around any retaining wall and such wall and landscaping must be an integral part of the overall landscape plan. All mechanical equipment necessary for the operation of any pool must be located in the rear or side yard and shall be screened from the street and neighboring residences/buildings by a fence, wall, or landscaping. Screening is to be submitted to and approved by the ARC. Above ground pools are prohibited.

### **III.21 Recreational Equipment**

All recreational equipment, including, but not limited to, basketball goals, tennis courts, and playgrounds must be approved by the ARC prior to installation on any lot. The ARC will require photographs or other means of illustrating the appearance of equipment. Recreational Equipment may not be located forward of the main residence. No equipment may be placed less than 25' from any property line, unless screened from view of adjacent properties.

### **III.22 Recreational Vehicles**

All boats, recreational (i.e. campers, motor homes, etc.), and commercial vehicles must be kept in a garage. No outside storage is allowed. A period not to exceed 7 days will be allowed for unloading, cleaning, or loading recreational vehicles.

### **III.23 Setbacks**

Setback requirements from property lines are established in these Guidelines and by specific site zoning and are subject to public utility easements, drainage easements, landscape easements and rights-of-way. All homes must meet minimum setback

requirements, as set forth by the recorded plat, deed restriction and government regulations as follows;

Front Yard setback: 25 feet (generally accepted are large front yards > 25')

Side Yard setback: 10 feet

Side Yard Corner lots: 25 feet

Rear Yard Setback: 25 feet

### **III.24 Signs**

All signage must be in accordance with the IronGate Farm Signage Guidelines below. One security sign may be permitted in the front yard located in close proximity to the front entrance of the main dwelling.

One builder/owner sign approved by the IronGate Farm HOA and a building permit board shall be allowed. The builder sign shall be erected on the lot/parcel prior to the commencement of any work, including clearing and grading. The builder sign shall be securely erected, and no signs or permits shall be placed in/on trees. The builder sign shall be removed immediately upon the issuance of a Certificate of Occupancy unless a longer period is granted in advance by the ARC. Only signs approved by the ARC will be permitted. Only one builder "For Sale" or Realtor sign will be permitted. No separate subcontractor signs are permitted. No business related signs are allowed.

### **III.25 Toilet Facilities**

Each construction site is required to have a job toilet and it must be placed inside the home site area in the least conspicuous location behind the front setback with the door facing away from the street. The units shall be properly maintained so as not to pose a nuisance.

### **III.26 Vegetation Protection**

All existing trees or other vegetation shown on the plans, or required by the ARC, to be preserved, shall be protected prior to commencing construction with a construction fence placed at the drip line fully around the tree.

## **Article IV Landscaping Requirements**

The preference will be for larger sizes and quantities of the selected plant material, yet less variety of species. Where rear and side yards face or adjoin a public realm, those sides should also be considered as “second” front yards for the purposes of landscaping. The homeowner’s planting obligation begins with the edge of pavement and includes grass. For maximum appeal, the plant selections should carefully mix textures and colors and should complement native species and be compatible with the existing environment and ecological conditions.

### **IV.1 Use of a Landscape Design Professional**

The IronGate Farm Architectural Guidelines require the owner to employ the services of a Landscape Design Professional to develop a landscape plan. The plan must be approved as part of the initial Application to Construct process for ARC approval.

### **IV.2 Plant List**

Landscape Design Professionals are encouraged to select plant palettes that produce year-round color as well as provide differences in scale, proportion and massing while sensitive to the soil and water conditions for this region. Consideration must be given to the structural appearance of deciduous plantings in winter.

### **IV.3 Evergreen Foundation**

Evergreen foundation plantings placed fully around the home are required to provide year-round accents and softening of foundations as well as provide a backdrop for ornamental and flowering plants.

### **IV.4 Fences, Walls and Hedges**

Fences and walls, when an integral part of the overall landscape theme and appropriate to the architecture of the home, may be approved. As part of the landscape design, “living” fences are encouraged, softened by plantings that include vines and other plant materials. Fences and walls on the front setback zone may be permitted by the ARC on a case-by-case basis. Hedges can be an integral part of a landscape plan, particularly when used to create privacy, a backdrop for other plantings, a windbreak, or screen for equipment or as the walls of an “outdoor room”. The size and spacing of plantings used to create a hedge should be great enough and close enough that the desired hedge is quickly achieved; therefore 15-gallon plants are suggested. Hedges must be a minimum of 36” tall at the time of installation. When using deciduous plant materials, consideration should be given to the plants’ flowering characteristics and structural appearance in winter.

**Fences:** Refer to CCR&R second and fourth amendments 9.4 Fences

#### **IV.5      Lawn, Shrubs, Groundcovers and Mulch**

Areas should be established to control erosion in compliance with all environmental rules and regulations of the community, county and state and ground cover is recommended on slopes greater than 3:1.

All natural areas in front of the house must be mulched with pined needles or wood mulch. Stone may be considered on a case-by-case basis and must have ARC approval. All mulch must be maintained and replenished on a regular basis to maintain the standard above.

All natural areas in the rear of the house must be free of dead plantings, dead trees and underbrush and must be maintained in a neat manner. All open areas must have grass.

#### **IV.6      Shade and Canopy Trees**

The establishment of trees in rear yard open areas will be required to establish over time a natural forest canopy and backdrop for the main residence. Specific requirements will be reviewed on a lot-by-lot basis.

#### **IV.7      Suggested Minimum Plant Sizes**

- Ground Covers            1 gallon: 12-18" spread; 3 gallon: 18"-24" spread
- Hardwood Trees (including ornamentals):  
   4" caliper measured 12" from top of root ball
- Evergreen Trees:            48" height minimum
- Foundation Shrubs:        Minimum of 24" tall planted 24" on center
- Screen Plantings:          Minimum of 36" for utilities or service area

## **Article V Building Requirements**

### **Use of a licensed Architect or a Reputable Home Designer**

In order to maintain a high degree of integrity, quality and consistency, lot owners may hire a licensed architect and/or hire a reputable builder. Stock plans are acceptable if modified by a custom builder and approved by the ARC.

#### **V.1 Architectural Standards**

The exteriors of all buildings shall be compatible with the natural site features. Landscaping of the residence/building shall be in harmony with surrounding properties. The landforms, the natural contours, local climate, vegetation, and views should dictate the building location and the building form. The ARC may disapprove plans if in its judgment the massing, Architectural style, roofline, exterior materials, colors or any other features of the building do not meet these Guidelines. No factory-built modular or mobile home type construction shall be permitted. No slab-on-grade construction shall be permitted. Slab on stem wall is permitted.

#### **V.2 Additions, Modifications and Expansions**

Any addition, modification, expansion or similar alteration, including changes to the color scheme, of a previously approved residence, whether before or after the initial construction, is subject to the requirements of these Guidelines and must be submitted to the ARC for approval.

#### **V.3 Awnings and Overhangs**

The installation of awnings or overhangs requires ARC approval. The awning or overhang color must be the same as or generally recognized as complementary to the exterior of the residence. Metal awnings are prohibited.

#### **V.4 Ceiling Height**

Ceiling heights must be a minimum of 9' on the main level and 8' on all other levels.

#### **V.5 Exterior Colors**

Color selections for all exterior materials shall be compatible with the style. Owners must submit color samples of all exterior surfaces to the ARC for review and approval.



## **V.6 Exterior Wall Treatments**

The materials listed below are acceptable exterior wall treatments for vertical and horizontal surfaces. When used in combination, transitions from one material to another shall be made in an aesthetically sensitive manner such that the appearance and style of the home is consistent on all sides. Changes in materials shall happen only at inside corners. Use of wall material must be consistent with the architectural style of the home.

- Traditional Portland cement stucco.
- Stones shall be coursed in a manner appropriate for the architectural style.
- Brick or brick veneer in earth tones. Painted brick requires ARC approval.
- Wood or composite material, such as Hardi plank. Anodized, copper or paint finishes are required on all metal surfaces including windows, flashing, drips, and caps, in colors matching the approved trim colors.
- Synthetic stucco/foam products (EIFS) are not permitted.
- Gutters and downspouts shall be used at all eave lines unless deemed inappropriate and should be either aluminum or copper. Galvanized material is not permitted. Gutter color, if aluminum, should match the trim color. Any downspout system other than stated above requires ARC approval.
- Vinyl and aluminum is allowed only for soffit and fascia trim.

## **V.7 Glass Block**

Glass block is not permitted.

## **V.8 HVAC**

HVAC units must be located to minimize the transmission of noise to adjacent properties, and must be screened from view from the street. Window air conditioning units and through-wall units are not permitted.

## **V.9 Maximum Height**

No residence shall exceed 2 and 1/2 stories tall. No residence shall exceed the maximum height allowed by York County Zoning or a height of 35 feet to the upper floor cave, whichever is the more restrictive.

## **V.10 Minimum Area Requirement**

The minimum square footage shall be not less than two thousand five hundred (2,500) "heated" square feet.

## **V.11 Minimum Story Height**

Single and 1-1/2 story plans are acceptable based on ARC approval.

**V.12      Roof Accessories and Equipment**

ARC approval is required for all rooftop equipment and accessories. All roofing equipment must match roofing colors or be a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing, other than copper, must be painted to complement the roof color. No exposed attachment straps will be allowed.

**V.13      Roofing**

Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side and rear elevation, and may vary as dictated by Architectural design. Acceptable roof material is 30 year architectural shingles. Copper/Metal may be used for accent areas

**V.14      Roof Slope**

The minimum roof slope over the main residence structure shall be consistent with the architectural style and is encouraged to be a least eight (8) vertical to twelve (12) horizontal (8:12). The minimum roof slope for accessory areas on the homes, such as porches and dormers shall be equal to or greater than 4:12.

**V.15      Screen Porches/Patios, Decks and Similar Structures**

ARC approval is required for the construction of covered porches, patios, and similar structures. Such structures and their supports shall be substantial in appearance and reflect the style and Architectural detail of the residence. Such Structures shall have foundations constructed of materials that are generally accepted as complementary to the residence and must be stone, brick, or stucco or a combination of the three. They must be designed and installed as an integral part to the residence with rooflines (where provided) that complement that of the principal structure. Any such structure must be located so as not to obstruct or diminish the view of or create an unreasonable level or noise for adjacent property owners. Construction shall not occur over easements unless specifically approved by the utility company having jurisdiction and must comply with the applicable governmental requirements. Screens shall be either dark bronze or charcoal.

**V.16      Screen/ storm Doors**

Front screen doors and storm doors are not permitted.

**V.17      Skylights**

Skylight glazing and trim colors must match roof colors. No skylights shall be located on the front elevation or side elevations facing the street on corner lots.

**V.18      Vents**

Plumbing vents, mechanical vents and fans, turbine type attic vents and other similar types of vents must be painted to match the roof/wall and placed in discrete locations. No plumbing/mechanical vents shall be located on the front elevation.

**V.19      Utilities**

Meter boxes, gas regulator, conduit, electrical panels, etc. are to be located as inconspicuously as possible and may be required to be screened from the street or neighbors view.

**V.20      Window, Doors and Trim**

**Windows:** Aluminum clad wood windows are preferred.

**Exterior Doors:** Designs shall be consistent with the architectural style of the home.

## **Article VI Procedures**

### **VI.1 Approval**

Written approval of home construction plans is required prior to commencement of any clearing, grading or construction. IronGate Farm HOA dues must be current, and all other fees must be paid before submittals will be considered by the ARC.

### **VI.2 Application for Review**

#### **Refer to ARC Documents Addendum**

All fees, deposits and HOA assessments must be paid prior to making any submittals for review by the ARC. **Use the ARC Documents Addendum/Fee Checklist Form** to submit the required fees to:

Architectural Review Committee  
c/o IronGate Farm HOA  
P.O. Box 1011  
Clover SC 29710

Fees shall be paid by check made out to IronGate Farm Homeowners Association, Inc. Note the Lot number on the check. A separate check is required for each fee.

### **VI.3 Fines:**

- A fine of \$500.00 will be assessed for commencing any construction activities prior to the review and written approval by the ARC. An additional \$100.00 shall be assessed for each subsequent day in which construction activities occur prior to ARC approval.

### **VI.4 Required Submittals**

The following items must be submitted for approval:

- A completed Architectural Review Application
- Architectural Plans and Specifications (Minimum scale: 1/4"=1'-0" including:
  - Floor plan: Indicate all rooms, dimensioned to scale, along with square footage of the total enclosed living area. Heated Square Footage shall be measured to the inside face of exterior perimeter walls, per the International Building Code (IBC).
  - Roof plan: Indicate pitches for all roofs including hips, gables, dormers and sheds.

- Elevations: Provide front, rear and side elevations showing building materials and finishes. Indicate maximum height of the principal structure and anticipated finished grades. A rendered elevation depicting material and colors of the primary facade may be requested by the ARC for more complicated elevation schemes.
- Typical Wall Section: Indicate foundation condition, building materials, roof overhang, fascia, decorative elements and other details as needed to convey the design.
- Complete specifications for all finish materials, interior and exterior. Clearly identify on all plans and elevations the location of all finish materials.
- All boundary lines, setbacks, buffers, flood zones, easements and rights of way.
- A site plan (Minimum scale 1"=20') prepared by a licensed land surveyor is required for the full site. The features of the survey are as follows:
  - Existing contours and modified contours noted at 2-foot intervals along the full width of the site beginning at the street curb and extending a least 20 feet beyond the last disturbed area on the site.
  - All planned construction, including the main home and amenities including driveways, retaining walls, decks and patios and denoting the planned elevation of the main floor above sea level.
  - The footprint of existing homes on adjacent lots, if any.
- Landscaping Plan (Minimum scale: 1"=20')
  - Identify all landscape plants, materials and beds.
  - Identify lawn areas with type of grass and installation method. Include irrigation areas if installed.
  - Indicate all exterior elements, pools, patios and fences, etc.
  - Indicate the screening of mechanical equipment, electric meter, gas meter and other utilities.
- Samples of Proposed Materials of Construction:
  - Digital photos of all materials and finishes proposed for use on the exterior of the home, including paint colors, siding materials, roofing, shutters, medallions, chimneys, chimney pots, doors, windows and other details affecting the exterior appearance.

## **VI.5 Review Period**

Submittal reviews will be reviewed and a written response issued no later than 30 days of receipt. An email from the IronGate Farm ARC will be sent to the Applicant stating the submittal status is one of the following:

- "Approve" - The entire submittal is approved as submitted.
- "Revise and Resubmit" - The submittal is not approved. The Applicant must make modifications per the ARC review comments and submit for approval.
- "Disapproved" - The submittal is rejected.

## **VI.6 Variances**

Variances may be granted in some circumstances including, but not limited to, odd shaped lots or parcels, topography, natural obstructions, or environmental considerations. All

variance requests must be submitted in writing. The applicant must state the reason for the request, and propose mitigation of the variance. The ARC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration or governmental regulations. No variance shall be effective unless it is in writing and signed by a representative of the ARC.

NOTE: The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of York County or other governmental authorities. It is the responsibility of Owner/Builder to obtain all necessary permits and approvals

#### **VI.7 Implementation of Approved Plans**

All work must conform to approved plans. If it is determined by the ARC or the IronGate Farm HOA that work completed or in progress on any site/parcel is not in compliance with these Guidelines or any approval issued by the ARC, the ARC shall notify the Owner and/or builder in writing of such noncompliance, specifying in reasonable detail the particulars of noncompliance, and shall require the Owner and/or builder to remedy the same. If the Owner and/or builder fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be in violation of the Declaration and these Guidelines and subject to fines.

#### **VI.8 Pre-Construction On-Site Review**

Prior to commencement of clearing, grading or construction the property owner shall: stake-off the location of the home site and driveway; clearly mark all areas to be cleared, including flagging all trees (outside the building area) to be removed that are larger than six inches (6") in diameter, as measured at the base, for review/approval by the IronGate Farm ARC. Complete an On-Site Review Request form and upload it to the ARC website. The ARC will review the property within (5) business days of receiving the request.

#### **VI.9 Dry-In On-Site Review**

Once roofing, windows, and doors have been installed, the property owner shall complete an On-Site Review Request form for Dry-In Review and upload it to the ARC website. The ARC will schedule the review as soon as practical. Construction is permitted to continue without regard to the scheduling of the Dry-In Review but should be scheduled as soon as the home is ready for it.

#### **VI.10 Final On-Site Review**

When all construction has been completed the property owner shall complete an On-Site Review Request form for Final . All work must be complete including the home, landscaping, driveways, and walks. Remove construction fencing, debris, dumpster, toilet

facilities, sample board, etc. before requesting Final Review. Silt fence must remain in place until requirements established by SCDHEC are met.

#### **VI.11 Time to Complete Construction**

- On new homes, the applicant must commence construction within six months of the approval of the application by the ARC or it may request a re-review. If no maximum time period is specified in the approval or any other agreement, construction of a new residence shall be completed within twelve months of ARC approval of the staking plan. The Applicant may request an extension of up to six months if requested not less than thirty days prior to the expiration of the maximum time period, which the ARC may approve or disapprove, in its sole discretion.
- Modifications to existing homes must commence construction within four months of the approval of the application by the ARC. If no maximum time period is specified in the approval or any other agreement, construction of an addition shall be completed within four months of the ARC approval of the staking plan. The Applicant may request an extension of up to two months if requested not less than thirty days prior to the expiration of the maximum time period, which the ARC may approve or disapprove, in its sole discretion.
- If construction is to be halted for a period of (30) days or longer, then written notice shall be given to the ARC with an explanation of the cause of the delay and the plan to remedy any problems. The ARC may then require certain additional measures to be taken.
- If construction is not completed within the period allowed, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declarations and these Guidelines.

#### **VI.12 Change After Approval**

All proposed changes to structures, including changes that affect the exterior of any building, colors, windows, doors, grading, paving, utilities, landscaping, or signage, made after the final approval of plans must be submitted to and approved in writing by the ARC prior to implementation. Close cooperation and coordination between the Applicant and the ARC will ensure that changes are approved in a timely manner. If York County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the ARC, the Applicant must notify the ARC of such changes and receive approval from the ARC prior to implementing such changes.

#### **VI.13 Construction Work Day**

Contractors shall not be permitted to commence work prior to 7:30 AM, nor work on exterior portions of the dwelling past sundown or 6:30 PM, whichever occurs first. The exception is that interior work, where noise is not carried to the exterior may be performed until 8:00 PM. No work is permitted for any purpose on Sunday or on holidays observed by the State of South Carolina.

## **APPENDIX A: ARCHITECTURAL REVIEW SUMMARY**

The following is a brief summary of the review process and is provided for convenience only. It is essential that the Architectural Guidelines are studied in full to gain a complete knowledge of the requirements for building in IronGate Farm.

- **STEP ONE - PAYMENT OF FEES:**

Submit all fees to:

IronGate Farm HOA  
P.O. Box 1011  
Clover, SC 29710

Fees are payable to IronGate Farm HOA

- **STEP TWO - PLAN SUBMITTAL AND REVIEW**

The ARC will review the submittal and a letter of approval or disapproval will be mailed (via first class mail or email) to the property owner no later than 30 days from the date of receipt. Construction must start within four months of approval.

- **STEP THREE - ON-SITE REVIEWS:**

Download and complete a Request for On-Site Review Form for each of the following:

Pre-Construction Review: This review must be scheduled and approved prior to clearing, grading, or beginning any other construction.

Review at Dry-In: this review is to be scheduled at the point when the roof is on and windows and doors have been installed.

Final Review: The review is to be scheduled upon completion of all construction, including landscaping and accessory structures. Note that the Final Survey must be submitted along with the request for Final Review.



## APPENDIX B Documents Addendum

### Registration Form:

All fees must be paid before any submittals can be made to the ARC. Do not submit an Application Form or any items for Architectural Review with this form. Once the HOA has verified payment, an email with instructions on how to proceed will be sent to the registrant.

Deliver this form and the required fees to:

IronGate Farm HOA  
P.O. Box 1011  
Clover, SC 29710

(Also email a copy of the form to:  
a r c @ I r o n G a t e f a r m h o a . c o m  
Make checks payable to IronGate Farm HOA

### Complete the following registration information:

Date: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Address: \_\_\_\_\_

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
City, State, Zipcode

Registrant Name (primary contact if not owner): \_\_\_\_\_

Registrant e-mail \_\_\_\_\_

Address: \_\_\_\_\_ Registrant Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_  
(w/area code)

Submitted by: \_\_\_\_\_

(Signature) \_\_\_\_\_

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

**Indicate payments attached:** (See Article 6.3 for Fee Schedule)

Initials\_\_ Initials\_ Initials\_

\$500.00 HOA capital contribution

\$250.00 Architectural Review Fee( Includes 2 plan and 3 onsite reviews)

\$150.00 Plan Review for pool, boat dock, or other accessory structure

Shaded Areas to be Completed by IronGate Farm HOA Only

\$250.00 Architectural Review Fee	Check #: _____	Date: _____	Paid By: _____ Owner _____ Contractor
\$500.00 HOA Capital Contribution Fee	Check #: _____	Date: _____	Paid By: _____ Owner _____ Contractor
HOA Assessments Current: _____ Yes _____ No			
Application Received By: _____ Date: _____			

## APPENDIX C ARCHITECTURAL REVIEW REQUEST

No clearing, grading or construction shall commence before written approval of this application is obtained and pre-construction review is completed.

Lot # \_\_\_\_\_ Submittal Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

**Complete all applicable information below:**

**Owner's Name:**

Current Address:

City/State/Zip:

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Builder/Architect:**

Current Address:

City/State/Zip:

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Heated Square Feet <sup>1</sup>	1st Floor	_____	
(see footnote below)	2nd Floor	_____	
	Basement	_____	
	Other	_____	
	Subtotal	_____	(Heated)_____
Unheated SQ. FT.	Subtotal	_____	(Under Roof)

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Total SQ. FT. (add subtotals) \_\_\_\_\_ (Under Roof) \_\_\_\_\_

The HEATED SQUARE FOOTAGE shall be measured in the manner prescribed by the International Building Code (IBC) which is to the inside face of the interior finish materials of the perimeter walls of Conditioned Space.

**Exterior Materials:** (Specify Manufacturer, Product Name and Color for all that apply. Good quality digital images of proposed materials must be submitted)

Brick:			
	(manufacturer)	(product name)	(color)
Stone:			
	(manufacturer)	(product name)	(color)
Stucco:			
	(manufacturer)	(product name)	(color)
Siding:			
	(manufacturer)	(product name)	(color)
Roof:			
	(manufacturer)	(product name)	(color)
Window:			
	(manufacturer)	(product name)	(color)
Door:			
	(manufacturer)	(product name)	(color)
Shutters:			
	(manufacturer)	(product name)	(color)
Trim:			
	(manufacturer)	(product name)	(color)
Garage			
Door:	(manufacturer)	(product name)	(color)
Other:			
	(manufacturer)	(product name)	(color)

Driveway:	(manufacturer)	(product name)	(color)
Walks:	(manufacturer)	(product name)	(color)
Other:	(manufacturer)	(product name)	(color)

ALL ITEMS BELOW MUST BE SUBMITTED WITH APPLICATIONS FOR A NEW RESIDENCE.

- Complete set of Construction Drawings Including Floor Plans, Elevations, Wall Sections & Details.
- Property Survey prepared by a licensed Land Surveyor.
- Site Plan for the entire property showing all planned improvements.
- Landscape Plan prepared by a licensed Landscape Design Professional.
- SWPPS Permit Cover Sheet.
- Digital Photographs of Exterior Materials.

THE UNDERSIGNED CERTIFIES THAT IT WILL OBTAIN BUILDING & ZONING PERMITS ISSUED BY THE AUTHORITY HAVING JURISDICTION, PRIOR TO THE START OF CONSTRUCTION ACTIVITIES AND THEY HAVE READ THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ARCHITECTURAL GUIDELINES FOR IRONGATE FARM HOMEOWNERS ASSOCIATION AND HAVE ADVISED BUILDER TO DO SAME

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## APPENDIX D REQUEST FOR ON-SITE REVIEWS

- **PRE-CONSTRUCTION REVIEW:**

All of the following must be in place prior to scheduling the Pre-construction Review: Staking of building corners, Sample Board, Silt Fence, Construction Fence, Tree Protection, and Stone Construction Entrance. Building Permit must be displayed.

Request Pre-Construction Review a minimum of five business days in advance. Approval to proceed must be issued prior to the commencement of any construction activities.

Signature of Person Requesting Review

Date

- **REVIEW AT DRY-IN:**

Request Dry-In Review as soon as roofing, windows, and doors have been installed. The ARC will schedule the review as soon as practical. Construction is permitted to continue without regard to the scheduling of the Dry-In Review.

Signature of Person Requesting Review

Date

- **FINAL REVIEW:**

Request Final Review when all construction is complete, including landscaping, driveways, and walks. Remove construction fencing, debris, dumpster, toilet facilities, etc. before requesting Final Review. Removal of silt fence is determined by SCDHEC approval.

A Final Survey (See Article 6.10) must be submitted with this Request for Final Review.

Signature of Person Requesting Review

Date

**APPENDIX E : CHANGE AFTER APPROVAL FORM**

**IronGate Farm Homeowners Association  
Exterior Change Application for New Construction**

**Any change to the submitted plans for new construction or exterior change after approval to the Architectural Review committee must be approved. Please allow enough time for approval so there is no interruption in the construction process.**

**Owner:**\_\_\_\_\_ **Owner**\_\_\_\_\_

**Signature:**\_\_\_\_\_

**Address:**\_\_\_\_\_ **Lot #**\_\_\_\_\_

**Proposed change:**\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Provide information below regarding changes including dimensions, color, materials or location as required. Attach photograph or artistic rendering illustrating the proposed change.**

**Date:**\_\_\_\_\_

**ARC USE:**

**Date Received:**\_\_\_\_\_

**Date Approved:**\_\_\_\_\_

**Date Disapproved:**\_\_\_\_\_

**ARC Signature** \_\_\_\_\_

## APPENDIX F: EXTERIOR CHANGE REQUEST FOR EXISTING HOMES

### IronGate Farm Homeowners Association Exterior Change Application

The Declaration of Covenants, Conditions and Restrictions require than ANY change, addition or alteration to the exterior be approved by the Architectural Review Committee (Article 8, Section 9.1) Examples but not limited to are decks, screened porches, change in paint color, fences, pergolas. Depending on scope of addition a new construction application may need to be submitted.

Please describe the change you are requesting to make to your structure:

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For the addition of a sunroom, deck or patio or a detached structure such as a gazebo or pergola, this request must be accompanied by a survey of your property showing your dwelling and the location of the above improvements.

Materials \*

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Square footage \_\_\_\_\_ Dimensions \_\_\_\_\_

Provide a picture or artistic rendering of the change or addition that you wish to make. Include a landscape plan if an addition is being made or if additional landscaping is desired.

\*The materials must be of the same characteristic, materials and color of your dwelling.

Additional information

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Owner (s) \_\_\_\_\_ Owner Signature \_\_\_\_\_

Address \_\_\_\_\_ Lot # \_\_\_\_\_

Date Submitted to ARC \_\_\_\_\_

#### **ARC Use**

ARC Approved-----

ARC Approved with Conditions \_\_\_\_\_

Disapproved \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_



**APPENDIX G: APPLICATION TO CONSTRUCT A POOL**

IronGate Farm Homeowners Association

Architectural Review Committee

Swimming Pool Addition Application

Owner(s) Name: \_\_\_\_\_

Address: \_\_\_\_\_ Lot # \_\_\_\_\_

Phone (1) \_\_\_\_\_ Phone (2) \_\_\_\_\_

Email \_\_\_\_\_

Builder Company \_\_\_\_\_

Contact: \_\_\_\_\_

Mobile # \_\_\_\_\_

Description Size: \_\_\_\_\_

Pool Material: \_\_\_\_\_ Concrete \_\_\_\_\_ Fiberglass \_\_\_\_\_ Other

Coping Stone Material: \_\_\_\_\_

Pool Deck Material \_\_\_\_\_

Dimensions \_\_\_\_\_

Description: include any special features:

\_\_\_\_\_  
\_\_\_\_\_

Fence:  
Material \_\_\_\_\_ Height \_\_\_\_\_ Color \_\_\_\_\_ Photo attached \_\_\_\_\_

Equipment Screening:

Height \_\_\_\_\_

Material \_\_\_\_\_ Photo attached \_\_\_\_\_

Attach survey showing pool, fence, screening and water discharge area and location of dwelling.

Application Signature \_\_\_\_\_ Date \_\_\_\_\_

I have read the Declaration of Covenants Conditions and Restrictions and the Architectural Review Guidelines and agree to abide by these restrictions and requirements. I have reviewed these documents with all contractors related to this addition.

For ARC use:

\_\_\_\_\_ Date Received \$150 fee received \_\_\_\_\_

\_\_\_\_\_ Date Approved

\_\_\_\_\_ Completion Date