

# General Guidelines & Restrictions Harbor View Homeowners Association Prosperity, SC

*Purpose: These guidelines and Restrictions are provided to assist in the understanding of standards and procedures used by the HVHA Architectural Review Committee (ARC) in fulfillment of its responsibilities and HVHA standards defined in the HVHA Covenants and Restrictions.*

*Protocol: All members of the Association are treated equally by the ARC. It is an ARC guiding principle that should the ARC overlook the non-compliance by one member which it enforces upon another member that such action brings discredit not only upon the ARC but also upon the member receiving any ill-advised favor.*

## **CONSTRUCTION PLANS**

**NOTE: Only plans from current lot owners are to be submitted for review. No plans will be accepted for regular review from non lot owners. Courtesy review for general overall appearance can be accepted from potential owners for an additional fee. All dues and fees must be paid and up-to-date prior to being reviewed by the Architectural Review Committee.**

- Written approval of Complete construction plans is required prior to commencement of any tree cutting ( greater than 6 inches), grading, or construction. Complete construction plans (hereafter calls Plans) include the complete construction plans, plot plan (showing the proposed location and elevation of buildings, walks, drives, parking areas, well location, septic tank and drain field locations); landscape plan (showing proposed shrubbery and tree planting, etc.), proposed building plans and specifications, exterior color, finish, materials, and other items as specified. NOTE: After written approval is received from Harbor View Architectural Review Committee, no earth moving or construction of any nature shall be done that could damage the

DHEC approved septic field area. Check with the Newberry County Health Department/DHEC prior to any construction.

- One complete set of Plans, completed/signed copy of the Harbor View Plan Approval Checklist and \$1025. Road bond shall be submitted to:

Harbor View Homeowners Association  
PO Box 232  
Prosperity, SC 29127

Note: Plan Approval Checklist and General Guidelines and Restriction) must be signed and submitted by the owner before consideration any plans.

- Approved/submitted plans will be retained by the Harbor View Homeowners Association for future reference.
- The General Bond of \$1025 must be paid to Harbor View Homeowners Association prior to any review/approval of any construction plans.
- Plans for Detached Garages, Outbuildings, Fencing, Swimming Pools, House/Garage Modifications, driveway modifications, etc. must be submitted using same approval process as above. All plans must be approved prior to any changes of construction. Guidelines are available upon request. Minor projects do not require road bonds or checklists.
- Detached living quarters are not allowed. Living space attached by breezeway, covered walkway or other similar means is considered detached.

### **Construction Limits**

- Except as otherwise provided in the restrictions, the lots shall be used for residential purposes only. There shall be no time-sharing or interval ownership. No lot or dwelling thereon, or any portion thereof, shall be let, rented, or leased for a period of less than 90 days without specific written permission from the association.
- Modular or Manufactured homes are not permitted. Only on-site stick-built homes are permitted.

- No dwelling unit shall exceed two (2) stories between ground level and the roof overhang.
- Total heated living space shall equal or exceed 1800 square feet for homes on the waterfront lots and 1600 square feet for homes on all other lots, excluding garages, basements, decks, porches, etc.
- The roof over the main structure of the home must be at least 8/12 pitch.
- Set back from all adjacent lots for Harbor View is 10 feet

### **Building Materials**

- Architectural shingles are required, unless otherwise approved.
- Solid brick or stone covered block or stucco covered foundations are required.
- Prohibited exterior materials include the following: asbestos shingles, aluminum siding, imitation, brick or stone roll siding, concrete block, or a significant amount of none stained/painted concrete.
- Driveways must be finished in concrete, asphalt, pavers, or other approved materials. Driveways and culverts are to be constructed and maintained in accordance with all requirements of the SC Department of Transportation. (Concrete Pipe or Approved Plastic Pipe is required for all Driveway Culverts). This is the homeowner's responsibility.
- Propane/LNG placed on the lot must be buried according to Newberry County regulations or screened from view on all sides.

### **Setbacks**

- All homes must meet setback requirement as set forth in the recorded plat, deed restrictions, covenants, Harbor View Homeowners Association documentation, and government regulations guidelines. Harbor View has a 10' setback from property lines, as well as the right of way within the community.

### **Construction**

- Any temporary construction shelters must be submitted to and approved by the Committee prior to erection.
- A dumpster and portable toilet are required during the construction phase and must be located on the lot where the home is being constructed.

- The home must be completed within one year of the date of commencement of construction.
- Except within the building site or within 20 feet of the main dwelling, no trees of any kind in excess of 6 inches in diameter at ground level may be removed from any lot without prior approval of the committee. An exception exists where there is immediate danger to persons or structures, in this case, advise the ARC as soon as practicable after removal.
- Freestanding towers or antennas are not permitted outside the interior of the home or existing outbuilding.
- Satellite dishes attached to the exterior of a home or an existing outbuilding, or placed on the ground can be not greater than 4 feet in diameter.
- Garbage containers must be screened from view on all sides. Screened areas must be adjacent to the home.
- No dog pens on lots are permitted.
- Fencing of any type other than garden/shrubbery fences requires approval by the Committee. Samples must be provided to and approved by the Committee. No chain link is permitted.
- Signs are not permitted on or within the Community. Use Realtor board at entrance.
- There shall be no unserviceable vehicles of any sort stored on any portion of the Subdivision, unless stored inside an enclosed garage. No vehicles to include boats or trailers longer than 28 feet may be stored on any lot. Other vehicles, including jet skis, trailers etc less than 28 feet must be stored behind the part of any approved structure farthest from the front of the lot (street side) and not visible from the road.
- Unused building materials or landscaping materials including sand, dirt, gravel, etc. may not be stored on any lot, except during a committee approved construction process.
- Screening for garbage containers, gas tanks, etc. must be approved by the Committee.
- See Mailbox Guidelines as attachment

### **Access and Frontages**

- Road (street) access to lots shall be only by roads (streets) within Harbor View Subdivision with exception of lots 52 and 53, which are accessed from Victor Road.

## **General Restrictions**

- (Note: All restrictions are not included in this document. Refer to Declaration of Restrictive Covenants of Harbor View Subdivision-Deed Book 446, pages 218-225 and the Declaration of Covenants, Conditions, and Restrictions of Harbor View Subdivision-Deed Book 446 pages 208-217).
- The lots should be used for single-family residential only.
- All documents are on the website:  
[http://www.neighborhoodlink.com/Harbor View HOA](http://www.neighborhoodlink.com/Harbor_View_HOA)

## **Definitions:**

- (For additional definitions see Newberry County Zoning Ordinance #12-24-01).
- Lot: A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.
- Lot Interior: A lot other than a corner lot with only one (1) frontage on a street.
- Lot Frontage: The front of an interior lot shall be construed to be the portion nearest the street.
- Yard Rear: A yard situated between the rear building line and the rear lot line and extending the full width of the lot.
- Building set back line for Harbor View subdivision: the rear of the building line or building line farthest from the street.

***I have read, understand, accept and agree to abide by these General Guidelines, as well as I have read the Restrictions and Declarations of Covenants, Conditions, and Restrictions of Harbor View Subdivision as found in Deed Book 446 pages 218-225 and Declaration of Covenants, Conditions, and Restrictions of Harbor View Subdivision found in Deed Book 446 pages 208-217.***

Lot Owner \_\_\_\_\_ Date \_\_\_\_\_

Licensed  
Contractor \_\_\_\_\_  
Number \_\_\_\_\_ Date \_\_\_\_\_

**Severability:** Each provision of these General Guidelines and Restrictions is separate. If any provision of these General Guidelines and Restrictions is held unenforceable in a court of law or arbitration the remaining provisions will be valid.