



ARCHITECTURAL REVIEW PROCEDURE and  
DESIGN GUIDELINES  
REGULATIONS for All New Construction or  
Modifications /Alterations

2021  
This version replaces all previous versions

## **Table of Contents**

Introduction to Architectural Review.....	3
Architectural Review Submittal Process .....	3
Process Outline.....	4
Fees .....	5
Construction Procedures .....	6
Submittal Summary for Builders/ Contractors.....	8
Design Guidelines and Regulations .....	9
Fence Guidelines.....	10
Landscape Guidelines .....	11
Landscape Lighting Guidelines .....	11
Outdoor Structures and Accessories Guidelines.....	11
Arbors, Pergolas and Trellises .....	11
Boats and Recreations Vehicles.....	12
Clotheslines.....	12
Decks .....	12
Docks.....	12
Flags .....	12
Fountains.....	12
Holiday Decorations .....	12
Hot Tubs .....	12
House Numbers.....	12
Garbage Cans and Recycle Carts.....	12
Junk Vehicles .....	12
Mailboxes .....	13
Patos and Patio Enclosures, Screened Porches .....	13
Pet Enclosures.....	13
Play Structures .....	13
Propane Tanks .....	13
Satellite Dishes & Outside Antennas.....	13
Signs .....	13
Storm Doors.....	13
Swimming Pools/Hot Tubs/Water Features.....	13
Vegetable Gardens.....	13
Wells.....	14
Yard Ornaments/Decorative Objects.....	14
Impervious Square Footage Limits .....	14
Setbacks .....	14
Lot Impervious Allocation .....	15

## **Introduction to Architectural Review**

The Palmetto Creek Property Owners Association Protective Covenants ("Covenants") and all amendments are binding on all home and lot owners in Palmetto Creek (PCPOA). Accordingly, the PCPOA has established an Architectural Review Committee (ARC). This committee reviews the proposed design and landscape plans of all new homes and any changes or additions to the landscaping or exterior of any existing homes.

The focus at Palmetto Creek is on its abundant water canals and lakes and the wildlife they attract. Preserving the beauty and developing the community with an emphasis on value, quality, aesthetics, and environment are the focus of the ARC. Well thought out and consistently enforced Architectural requirements and rules help maintain the integrity of the community, which in turn helps support the highest market value of the homes.

The intent of Palmetto Creek Property Owners Association ARC Procedure is to:

- Define what the Architecture review procedures are and how they work
- Define the specific project criteria and standards needed for design approval
- Define specifications and specific design practices that will assist members/property owners when applying for approval of projects
- Identify projects that require ARC review and approval
- Show the owners and their builders what is expected of them in the architectural review process
- Help satisfy due process requirements of the Palmetto Creek Property Owners Association

## **Architectural Review Submittal Process**

The review process for the construction of a new house, or the modification/alteration of an existing one, begins with the submission of the Architectural Review Package by the property owner and his contractor/builder. The Architectural Review Package consists of the Architectural Review Request Application, and project documents and plans which describe and provide all details of the proposed new construction or modifications/alterations.

To apply for the Architectural Review by the ARC, submit a completed package as noted above to the on-site Palmetto Creek POA office, located in the PCPOA Clubhouse.

A Unit Owner or Builder may submit building and development plans to the ARC for pre-approval. The ARC must respond within thirty (30) days from the date the plans are submitted. Once a building and development plan has been approved, a Builder may use the building and development plans on any lots they own for development without re-submitting for approval to the ARC, subject to the fees outlined herein. Building and development plans submitted for pre-approval or approval need only contain the following information:

- Front, side, and rear setbacks
- Maximum impervious for section
- Total impervious for the plan
- Driveway location
- Covered porches and patios
- Lead walks from the driveway to the house

A Builder may also submit landscape plans for pre-approval. The landscape plan pre-approval process is the same as the building and development plan process; the Builder may submit a landscape plan for preapproval and the ARC must respond within thirty (30) days from the date the plans are submitted. Once a landscape plan has been approved, the Builder can use the landscape plans on any lots they own for development without re-submitting for approval to the ARC, subject to the fees outlined herein. Landscape plans submitted for pre-

approval or approval \need only contain the following information:

- Legend for plant materials
- Location of front yard palm tree
- Sodded area and type of sod
- Bed locations

The Builder may submit Change Requests to the ARC for approval to make changes to pre-approved building and development plans or pre-approved landscape plans. These Change Requests can include but are not limited to color changes, landscape placement, and other non-material changes. The ARC must respond to Change Requests for pre-approved building and development plans within five (5) days.

### **Process Outline**

Plans must be reviewed and approved by the ARC prior to the commencement of any work on the property. No construction or work of any nature that deviates from the approved plans is allowed without the submittal of a revised plan and prior approval of the ARC. Lot owners and Builders are responsible for ensuring that plans are submitted to the ARC in a timely manner and that all work completed is in accordance with the approved plan. Builders with pre-approved plans may begin construction or development work without re-authorization from the ARC if the plans do not deviate from the pre-approved plans, provided they pay the fees outlined herein.

The proposed house design or any exterior changes to an existing house shall comply with the Design and Construction Guidelines and with the current Covenants. The closing attorney should provide copies of the current Covenants, which contain conditions and restrictions for construction and other requirements. The Covenants are also available on your association website. Please take into consideration all the requirements before proceeding with finalizing your plans and submitting them to the ARC.

Per the Covenants, the ARC must use good faith and diligence to respond within thirty (30) days from the date of acceptance of your submission. Applications will not be considered accepted until the Association receives payment of the applicable fees and deposits.

ARC will review the plans and the property owner or builder will be notified in writing by the PCPOA management company of their decision, which may consist of either:

- An approval letter
- A conditional approval letter indicating items that require modification, with the submittal of a revised plan for final approval required
- A letter stating that significant changes are required and that the plans are not approved as submitted

Once plans are approved, inspections will be made to ensure compliance. Additionally, penalties will be assessed or other action taken if the proposed construction or modification/alteration is commenced without ARC approval or if the work is not compliant with the ARC approved plans.

When construction is completed, all landscaping is installed, and cleanup is completed, the Builder will request a final inspection of the property. The Association Manager, working with the ARC, will call for an inspection of the site and give approval or provide in writing any required changes.

## Fees

The following fees are required for Architectural Review submittal. Applications will not be considered complete or submitted until the PCPOA receives a check in the amount of the applicable fees and deposits.

Please make all checks payable to: ***Palmetto Creek POA***

### Plan Approvals

- |  |   |
|--|---|
| • Single Lot Non-Refundable Review Fee               | \$375 (includes final inspection fee)                     |
| • Multiple Lot Non-Refundable Review Fee (5 or more) | \$500 one-time fee (includes final inspection fee)        |
| ○ Additional Lots under Multiple Lot Plan            | \$100 per lot as approved (includes final inspection fee) |

The single lot approval cost is assessed against any unit owner or Builder seeking approval for construction. If a Builder desires to submit a single plan for multiple lots, there is a one-time fee of \$500 and then a \$100 fee for each new lot seeking approval under that pre-approved plan.

### Road Impact Fee

- |                                  |        |
|----------------------------------|--------|
| • Non-Refundable Road Impact Fee | \$1500 |
|----------------------------------|--------|

A non-refundable fee in the amount of \$1500 is required prior to the start of any residential construction in Palmetto Creek. Any Builder desiring to build in Palmetto Creek must pay this fee up front prior to commencing construction. The non-refundable fee is required multiple times only if a builder ceases building, marketing, and/or developing within Palmetto Creek for a period of 90 days or longer, at which point the Builder must pay the fee again.

### Construction Bond

- |   |        |
|---|--------|
| • Flat Construction Bond (Conditionally Refundable) | \$2000 |
|---|--------|

Any Builder desiring to build in Palmetto Creek must obtain a minimum \$2000 flat construction bond prior to commencing construction and maintain such construction bond during construction in Palmetto Creek. The balance of this bond must be at \$2000 to have the next build approved on a continuing basis. No builder is required to maintain any more than a \$2,000 bond at any time, regardless of the number of lots currently under development.

The construction bond will be held in an interest-bearing account (with interest paid to Palmetto Creek POA) until completion of construction, landscaping, and final inspection. After final inspection approval, any unpaid fines assessed for violations will be deducted, as will any expenses incurred by Palmetto Creek POA in connection with unapproved construction, repair damage to common areas, or to clean up the project site. The amount of the bond remaining after such deductions, if any, will be refunded to the applicant without interest.

### Fines – withheld from Construction Bond

- |                                 |               |
|---------------------------------|---------------|
| 1 <sup>st</sup> Offense         | \$100/day     |
| 2 <sup>nd</sup> Offense         | \$200/day     |
| Sunday Work                     | \$300         |
| Subsequent Sunday Work Offenses | \$500/offense |

## **Construction Procedures**

### **Failure to comply with these guidelines will result in fines to be withheld from Construction Bond - NO commercial vehicle is to utilize back gate**

- Construction sites are to be kept neat and clean at all times. ALL debris is to be removed at time of lot clearing. An 8x8x4 trash bin is to be placed on lot prior to construction and emptied weekly.
- Portable toilets are to be located on the building site. The door should face away from the street towards the home under construction. Portable toilets cannot be located on any adjacent property or the street.
- All lot owners, builders/contractors will be responsible for their subcontractors. Subcontractors must enter and exit the community utilizing the front gates ONLY. Hwy 211.
- One approved builder sign is required on each new construction site. Size not to exceed 18"x24".
- One approved real estate sign is allowed for each lot. Size not to exceed 18"x24". An approved "SOLD" sign for lots in pre-sale are allowed, size not to exceed 6"x18". During special events such as open houses and broker events, Builders and/or their brokers may use directional signs and flags. Such signs can be put out 24 hours prior to the event(s) and must be taken back down within 48 hours.
- Approved large signs, large banners, or large flag style signs may be placed at the front of sections of the subdivision where a builder may be working during such builder's construction and development in the subdivision. Broker signs and special event signs, as mentioned above, may also be placed at the entrance of the subdivision, subject to the time constraints listed above.
- Streets in front of a job site must be kept clean. This requires that rock, dirt, or mud anywhere in Palmetto Creek generated by construction, be swept up and/or hosed down as needed.
- Street improvements and tie-in paving shall be installed along the full frontage of the lot prior to final inspection or other provisions as approved by the ARC.
- Whenever possible, to allow traffic to move easily through the development streets, all construction workers are to park on one side of the street. Parking should be on the side opposite the mailboxes on that street. During material drop-off, deliveries, or inspections, temporary parking lasting less than one hour may park where convenient, however traffic must continue to easily flow through the area.
- Dogs, drugs, alcohol, or loud radios are not permitted on the job site. Violators will be required to leave.
- Running water and electricity must be provided on the construction lot and be provided by the builder. Arrangements must be made with the utility companies for services prior to construction. Builders found using adjacent property owners' utilities will be fined.
- Work hours in Palmetto Creek are 7am to 7pm Monday thru Friday, NO EXCEPTIONS. Work on Saturday will not begin until 8am (or 7am when daylight savings time is in effect) and there is no work permitted on Sundays or Holidays (New Year's Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas).



## **Submittal Summary for Builders/ Contractors**

### **FEES**

- \$375 Non-Refundable ARC Review Fee (includes Final Inspection)
- \$500 Non-Refundable ARC Review Fee (5 or more)(includes Final Inspection)
- \$100 Non-Refundable ARC Review Fee (repeat plans)(includes Final Inspection)
- \$1,500 Non-Refundable Road Impact Fee (One-time fee, see details above)
- \$2,000 Obtain and Maintain Construction Bond

### **SITE PLAN/HOME SITE SURVEY SHOWING:**

Front, Side, Rear setbacks

Impervious Surface Coverage

Driveway location, materials and dimensions

Overall drainage flow on the lot after final grading

### **EXTERIOR ELEVATIONS**

11 X 17 Sized Plans (showing front, rear, left and right sides)

### **LANDSCAPE PLAN TO INCLUDE (submit a minimum of 3 weeks prior to installation)**

Legend of Plant Materials

Location of Landscaped Beds

One Palm in Front

Sodded Area and Type of Sod

**FENCE INSTALLATION ARC MUST ACCOMPANY LANDSCAPE PLAN**

**BUILDER IS RESPONSIBLE FOR PROVIDING POOL INSTALLATION PLANS ALONG WITH  
SUBCONTRACTORS PLANS.**



# **Design Guidelines and Regulations**

## **Design and Construction Guidelines**

The Palmetto Creek Property Owners Association Protective Covenants and all amendments are binding on all home and lot owners in Palmetto Creek, except to the extent that the Declarant or Builders have been given rights or approvals elsewhere.

The following guidelines are provided as general information. The Palmetto Creek ARC will consider location, visibility, and topography of the lot among other considerations when approving individual requests. More detailed information and restrictions may be contained in the Palmetto Creek Property Owners Protective Covenants.

- The overall design and architecture of a building and any changes or modifications to existing buildings are subject to approval by the ARC.
- All buildings must comply with the requirements of the Palmetto Creek Protective Covenants
- One approved builder sign is required on each new construction site. Size not to exceed 18x24
- Designs shall be compatible with existing neighborhood standards. Each structure shall be erected in such a manner to make maximum utility of the lot lines and be tailored towards substantial use of the frontage area
- All plans for new homes must be prepared by a qualified design professional and meet the requirements established by Brunswick County
- The exterior siding shall be all brick except for any accent and trim such as stone, wood/vinyl, stucco or other materials, all of which must be approved by the ARC. Exceptions to the first-floor brick requirement for sunrooms or screened porches will be subject to review and approval by the ARC
- Roofing materials shall be of 25–30-year Architectural roof shingles
- Color of siding, trim, accents and roof shingles is subject to approval by the ARC. Color selections must be compatible with existing neighboring homes with samples accompanying application. Color selection changes within approved plans only require the five-date review period
- Garage doors must have window details
- Patios and screened porches should be consistent with the architectural character and details of the home. Patio surfacing materials should be concrete, stone or pavers.
- Reflective or mirrored glass in exterior windows is prohibited
- Docks must be constructed of water-resistant lumber not to exceed 8'x12' in size. Dock shall start at water's edge and extend a maximum of 8 feet into the water. Floating docks are NOT permitted on private water lots. Bulkheads or other similar projects are NOT permitted on private water lots.
- Swimming pools, hot tubs, waterfalls, and fountains greater than 36" shall be shown on the site and the landscape plan. They may not be installed on the front or side yard of the home. They are subject to additional screening as required by the ARC
- HVAC units (where practical) other mechanical equipment, and propane storage tanks must be screened (within 10 days of installation) and shown on the site and landscaping plans
- All new and existing electrical distribution lines, telephone, cable, and similar service wires or cables that are adjacent to and provide service to the property being developed shall be installed underground
- All finish grading of the lot will be done in accordance with the Grading Plan approved by the ARC to ensure that no concentrated storm water runoff from impervious areas or roof leaders is directed onto adjacent properties
- Yard drains, if determined by the ARC as necessary because of the grading of the lot, will be properly connected to the nearest storm drain system catch basin or outletted in a non-obtrusive manner towards a watercourse abutting the rear property line. No outlets that discharge directly onto the roadway, sidewalk or abutting property will be permitted
- No wells or septic tanks are allowed; all lots in Palmetto Creek are on the County Sewer and County

#### Water Systems.

- **Grinder Pumps:** Grinder pumps are installed by the County and is an expense added to the construction of the house by the builder. Grinder pumps are required in Liset Court, the Gardens, the left side of Palmetto Creek Way, Lakeside, and Creekside. If you are unsure whether a lot you will develop requires a Grinder Pump, consult with the ARC prior to submittal.

### Fence Guidelines

Palmetto Creek, as its name implies, is a community with extensive ponds. Maintaining open views of the water is a priority. Therefore, fencing on water lots is permitted as long as such fencing does not restrict view of the waterways from neighboring properties. We prefer open fencing such as aluminum style fencing or picket fencing. Board on board fencing on water lots is not allowed. A site visit to the lot by the ARC will be made before any fencing is permitted on water lots.

Privacy fencing and fencing used for screening are allowed on the side and or rear of the home only. Perimeter fencing around entire lot is not allowed.

Fences must maintain a reasonable scale to the house and be compatible with the architectural style. Fencing should be compatible with neighboring fencing in style, color, and material.

Fencing is limited to three (3) approved styles: Wood picket (no vinyl), aluminum and board on board



Wood Picket



Aluminum



Wood with brick columns

- Wood fences must be sealed with a clear (natural) colored stain. Colors of aluminum fences must be approved prior to installation.
- Developer installed fences abutting homeowner's property must be maintained by the owner.
- The use of brick pillars is recommended.
- Fencing must not encroach on utility or maintenance easements.
- Maximum height for board-on-board fence is 6 feet. Maximum height for wood picket and aluminum is 4 feet.
- Only aluminum fencing is permitted on private water lots.
- Pet pens and dog runs are not permitted.
- Invisible pet containment fencing is permitted without approval.

## **Landscape Guidelines**

Landscaping promotes a high-quality community and enhances property values for the entire community. Imaginative landscape design provides color and texture while enhancing the architectural character of the home. Property owners are encouraged to consult with a landscape architect or designer to assist them in the preparation of a landscape plan.

Submit landscape plan showing:

- Outline of all structures and site elements i.e. house, driveway, walkways, patios, easements, etc
- Outline of proposed tree and shrub locations, lawn areas, ground cover, and seasonal color areas with quantities and names indicated. Plant list showing quantity, common name or botanical name, shrub container size, tree caliper and height, ground cover container size, spacing and sod type
- Mulched areas and any hard landscape elements (arbors, trellises, fences, patios, walls, steppingstones, etc.)
- Existing trees and vegetation are to be preserved on the lots where possible
- Limited removal of trees and vegetation is the policy of Palmetto Creek. Approval is required from the ARC to remove any tree with a trunk of 5" or greater as measured 5' from the ground
- Native plants are recommended along with tropical plants acclimated to the NC Southeastern coast
- One significant palm is required in front lawn (recommended but not required in Patio Section)
- Planting beds must be mulched with pine straw or hardwood mulch to control weeds and conserve water. Natural colored stone or crushed brick may also be used subject to ARC approval.
- Screening of HVAC units, pump and wells, above ground transformers, junction boxes, etc.
- Location of liquid propane tanks which must be buried or screened from view (buried in Villas)
- Location of any proposed landscape lighting indicating fixture type, bulb type and wattage if applicable
- An automatic timed irrigation system is required on all developed properties to include rain sensor
- Foundation plantings shall encompass entire foundation of the home and be of sufficient size and height (3-gallon container size minimum) to screen any foundation or crawl space under the house deck
- Privacy hedges on waterfront lots are permitted to grow to maturity between homes up the rear corner of the home. However, beyond the rear corner of the home hedges must be maintained to a maximum of 48" to the location of the 20' maintenance easement to maximize water views. No privacy hedges or similar plantings may be installed without ARC approval
- Replacement of trees or shrubs with similar trees or shrubs does not require approval
- Seasonal flowers and plants do not require approval
- Landscaping with irrigation systems must be completed within 30 days of certificate of occupancy

### **Landscape Lighting Guidelines**

All exterior lighting should be installed so as not to disturb neighbors or impair vision of traffic on adjacent streets; Colored lights are not permitted; If any lighting is added after construction, it must be approved by the ARC in advance.

### **Outdoor Structures and Accessories Guidelines**

#### **Arbors, Pergolas and Trellises**

Arbors, Pergolas and Trellises are permitted. Location, elevations, and finishes must be submitted to ARC for approval prior to beginning construction

## **Boats and Recreations Vehicles**

Recreational vehicles (boats, RV motor homes and campers) shall be stored in a garage when not in use. They may be parked in a driveway no longer than 24 hours. Golf carts must be garaged at all times when not in use

## **Clotheslines**

There shall be no outdoor clotheslines on any home site

## **Decks**

Design should be consistent with the architectural character of the house and require ARC approval

## **Docks**

Docks are permitted subject to ARC approval. Dock must be constructed of pressure treated lumber not to exceed 8x12 in size. Dock shall start at water's edge and extend a maximum of 8' into the water. It is recommended docks be sealed with a clear coat protectant. No other structure including floating docks and/or bulkhead is permitted on water lots - NO exceptions

## **Flags**

No in-ground flagpoles are allowed, however, an American flag or commemorative, seasonal flags no larger than 3x5 may be flown on a pole no longer than 6', attached to the home in an approved location. Any American flag must be displayed in accordance with traditional rules, protocol, and regulations governing the flying and display of the American flag

## **Fountains**

Fountains over 36" in height require ARC approval

## **Holiday Decorations**

Holiday lighting, decorations, etc. may be displayed 30 days prior to and 15 days after the holiday date. Inflatable decorations are prohibited

## **Hot Tubs**

Hot tubs shall be shown on the site plan or landscape plan. Hot tubs shall not be installed on the front or side yard of any home. Hot tubs will be subject to additional screening as required by the ARC

## **House Numbers**

Builder is responsible for installing house numbers at each residence to comply with Brunswick County Ordinance. Numbers must be standard black 4" in size and visible from the street. Effective 2-1-2014, Patio Home Section-numbers are to be displayed vertically on the front porch column nearest to the front door. Homes in all other sections-numbers are to be displayed at a location nearest the front door depending on building design. Numbers are no longer permitted to be placed on front doors.

## **Garbage Cans and Recycle Carts**

All trash receptacles shall be stored out of sight on non-trash pickup days - Screening is permitted using brick or board-on-board treated lumber with caps. ARC approval is required prior to installation

## **Junk Vehicles**

No stripped, partially wrecked, junk motor vehicle or part, or any motor vehicle not displaying a current valid license plate will be permitted to be parked on any home site

## **Mailboxes**

Mailboxes (section 2 only) are specified by the developer and installed by the builder. Homeowners are responsible for maintenance and the repair or replacement if mailbox is damaged following installation

## **Patios and Patio Enclosures, Screened Porches**

Outdoor living areas should be consistent with the architectural character and details of the home. Porches on the rear of the home may be screened or glazed. Patio surfacing materials should be concrete, stone or pavers. The location, materials and finish used on all porches shall be submitted for approval

## **Pet Enclosures**

Pet enclosures/houses, dog runs are not allowed

## **Play Structures**

Permanent play structures are not allowed on water lots. For non-water lots they require approval by the ARC. They are limited to the rear yard and generally should not be visible from any street or adjacent properties. Structures must be made of wood with natural finish. They may be subject to additional screening requirements or fencing imposed by the ARC. Inflatable play structures are not permitted to remain overnight. No basketball backboards and/or baskets (nets) shall be attached to the dwelling. Portable basketball goals must remain on the driveway near the garage area and away from the street.

## **Propane Tanks**

No propane tank or similar storage receptacles may be exposed to view. The placement of any such receptacle must be approved by the ARC and may only be located within the main dwelling house, within a screened area, or buried underground. The screen must be erected within ten (10) days of installation.

## **Satellite Dishes & Outside Antennas**

Any Satellite Antennas/Dishes, although not requiring ARC approval, must adhere to those considerations as outlined by the FCC. Safety restrictions allowed by the FCC include electrical code requirements to properly ground and secure antennas/dishes. In Palmetto Creek, the satellite antennas/dishes must be in the most inconspicuous location that will allow acceptable signal reception. We encourage installation on the ground with natural screening installed to help limit the antenna/dish from being seen from the street, adjoining properties, or across waterways. Installation on the roof shall only be a last resort

## **Signs**

Only approved signs, mentioned herein, are allowed.

## **Storm Doors**

Clear view (full light) storm doors are permitted. Style and color must be approved by the ARC

## **Swimming Pools/Hot Tubs/Water Features**

Any and all proposed swimming pools, hot tubs, fountains over 36", waterfalls, etc. must be submitted to the ARC for approval and comply with NC State Law in addition to the Design Guidelines. Above ground swimming pools are prohibited. Bubble covers for in-ground pools are prohibited

## **Vegetable Gardens**

Subject to ARC approval - size of garden shall not exceed 6'x 10' to be located directly in line with the dwelling so not visible from the street. Water lot owners must install as close to the house as possible

## **Wells**

One well is permitted per homesite for the sole purpose of irrigation

## **Yard Ornaments/Decorative Objects**

Any yard art, ornaments and statues or objects 12" or smaller are permitted within 5' of the foundation of a residence in the front yard without ARC approval. Birdbaths, birdhouses, birdfeeders, and decorative planters may be placed around the home without ARC approval

## **Impervious Square Footage Limits**

Impervious square footage (ISF) is defined as the cumulative square footage for any given lot, where water or moisture cannot go into the ground such as driveways, patios, walkways, pools plus the home's footprint. Every lot in Palmetto Creek has been assigned as ISF rating with the State of North Carolina as depicted on the accompanying table.

In order to calculate the building lots or existing ISF one must first figure out the house footprint, then add on walkways, pool, patio expansions, etc.

The ARC is authorized to make small changes in the guidelines should the shape of the lot require it (in their opinion) or should the plans submitted by an applicant warrant such change.

## **Setbacks**

### **Phase I, Sections I, 2, and 4**

Front Yard= 25'

Rear Yard= 9' (ARC typically tries to keep this at 25')

Side Yard= 5' (ARC typically tries to keep this at 10'; But these are correct per the county)

### **Phase I, Section 3**

#### **Phase 2, Section I**

Front Yard= 15'

Rear Yard= 9'

Side Yard= 5'

### **Phase 2, Section 2**

Front Yard= 15'

Rear Yard= 15'

Side Yard= 5'

## PALMETTO CREEK IMPREVIOUS AREA LIMITS AND SQ REQUIREMENTS

Updated 4/14/2022

SECTION	AREA	STREETS	LOT #	IMPREVIOUS ALLOCATION	MIN SF 1 STORY	MIN SF 2 STORY	SETBACK FRONT	SET BACK REAR	SET BACK SIDES	COMMENTS
1	LAKESIDE	MANDEVILLA, TURNATA	LOT 3-7, 11-14, 20	6500	2000	2400	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
1	LAKESIDE	MANDEVILLA, TURNATA	LOT 8-10, 15-19	5500	2000	2400	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
1	LAKESIDE	MANDEVILLA, TURNATA	LOT 1, 2, 21-58	5400	1800	2100	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
2	CREEKSIDE	ST SIMON, SABEL LOOP, PINDO, CARISSA, SASA, NATAL, SIENNA, SERRULATA	LOT 6, 7, 10, 16, 22, 23, 25, 26, 30, 50	5500	2000	2400	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
2	CREEKSIDE	ST SIMON, SABEL LOOP, PINDO, CARISSA, SASA, NATAL, SIENNA, SERRULATA	LOT 53-57, 62, 71, 76, 121, 126, 142	5500	1800	2100	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
2	CREEKSIDE	ST SIMON, SABEL LOOP, PINDO, CARISSA, SASA, NATAL, SIENNA, SERRULATA	LOT 1-5, 8, 9, 11-15, 17-21, 24, 27-29, 31-49, 51, 52, 58-61, 63-70, 72-75, 77-120, 122-125, 127-141, 143-147	5930	180	2100	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
3	GARDENS	VITIS, OPACA, LISET	LOT 1-65	3330	1450	NA	15 FT	9 FT	5 FT	
4	CHARLESTON	ARIDA, SEROTINA, ISU	LOT 5, 6, 9-14, 16-23, 27-36, 62	4000	1600	2000	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
4	CHARLESTON	ARIDA, SEROTINA, ISU	LOT 2, 3, 4, 24, 45	3556	1600	2000	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
4	CHARLESTON	ARIDA, SEROTINA, ISU	LOT 63	4756	1600	2000	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
4	CHARLESTON	ARIDA, SEROTINA, ISU	LOT 1, 7, 8, 15, 25, 26, 37-44, 46-61, 64-68	3500	1600	2000	25 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
P	RESERVE	PALATKA	ALL LOTS	5400	1600	2000	15 FT	9 FT	5 FT	ARC PREFERS 25 FT REAR
D	RESERVE VILLAS	FORMOSA, ANDORA	ALL LOTS	ASK	ASK	ASK	ASK	ASK	ASK	

These allotted amounts include any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

## FENCE REVIEW REQUEST

PALMETTO CREEK IS A COMMUNITY DEVELOPED WITH THE INTENTION OF MAXIMIZING ITS UNIQUE FEATURES AND MAINTAINING OPEN VIEWS OF THE WATER IS A PRIORITY. THEREFORE, FENCING IS ONLY PERMITTED IN LIMITED, SPECIFIC AREAS OF PALMETTO CREEK. FOR EXAMPLE, ON WATER HOMESITES, MINIMAL 3' PICKET FENCING AS AN ACCENT IN A LANDSCAPED AREA AT PROPERTY'S CORNERS MAY BE PERMITTED. NON-WATER-VIEW LOTS MAY HAVE WOODEN PRIVACY FENCING OR THE LOWER PROFILE PICKETT OR OPEN ALUMINUM DESIGNS

ADDRESS \_\_\_\_\_

FENCE COMPANY \_\_\_\_\_

OWNER NAME \_\_\_\_\_

OWNER CELL PHONE \_\_\_\_\_

ATTACH A COPY OF THE SURVEY OF YOUR HOMESITE THAT SHOWS LOCATION OF RESIDENCE, EASEMENTS AND DISTANCE TO PROPERTY LINE OF ALL IMPROVEMENTS, INCLUDING FENCING. MARK THE REQUESTED LOCATION OF THE FENCE IN A MANNER THAT WILL BE CLEARLY VISIBLE AND SHOW ANY FENCING ON ADJOINING PROPERTY, ALSO MARK ADJACENT WATER.

HAVE YOU DISCUSSED YOUR FENCING WITH ADJOINING PROPERTY OWNERS? YES NO

IF THERE IS A FENCE ON A NEIGHBOR'S PROPERTY, HAVE YOU DISCUSSED ADJOINING YOUR FENCE WITH THEIRS? YES NO

### LIST NAME(S) & ADDRESS OF NEIGHBORS BELOW

NAME: \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

### DETAILS OF REQUESTED FENCING:

STYLE: BOARD ON BOARD WOODEN PICKETT ALUMINUM RAILING  
MATERIAL: \_\_\_\_\_ HEIGHT IN FEET: \_\_\_\_\_ STAIN COLOR: \_\_\_\_\_

TYPE OF POST CAP: PICKET SQUARE

**\*\*A PICTURE OF THE FENCE MUST ACCOMPANY THIS APPLICATION\*\***

BY SIGNING BELOW, I ACKNOWLEDGE THE FOLLOWING:

I UNDERSTAND THE ARCHITECTURAL REVIEW COMMITTEE WILL REVIEW MY REQUEST AND I WILL RECEIVE A REPLY IN WRITING AS QUICKLY AS POSSIBLE (WITHIN A MONTH OF SUBMITTING MY REQUEST AND ALL SUPPORTING INFORMATION REQUIRED FOR A REVIEW).

SUBMITTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE

PRINT NAME: \_\_\_\_\_

DATE RECEIVED BY ARCHITECTURAL REVIEW COMMITTEE: \_\_\_\_\_ BY: \_\_\_\_\_

ARC DECISION: \_\_\_\_\_ DATE: \_\_\_\_\_

MEMBER NOTIFICATION DATE: \_\_\_\_\_