

**BLACK WATER COVE  
ARCHITECTURAL GUIDELINES  
EFFECTIVE DATE July 1, 2018**

These requirements are in addition to those stated in the Declaration of Covenants, Conditions, Restrictions and Easements for Black Water Cove and Amendments. The same definitions of Declarant, Directors, Lot, etc. as given in those documents apply here. Any powers reserved herein to the Board of Directors or the Declarant may be assigned to the Architectural Control Committee (A.C.C.) at their sole discretion.

1. **Application Fee.** Upon the submittal of house plan for approval, the designated builder of the Lot or the Owner, as they may agree, shall pay a non-refundable \$250.00 application fee payable to the Black Water Cove Board of Directors (Directors), together with a \$1,000.00 compliance fee, which compliance fee is refundable at the completion of construction only upon approval by the Directors at their sole discretion if the Directors believe the builder and Lot Owner have complied with all construction guidelines. These fees shall be refundable should the house plan not be approved. Upon approval of the house plan, the application fee is non-refundable and shall be used for processing and administration, enforcement, and/or capital improvements in Common Area at the sole discretion of the Directors. Both fees are to be paid **prior to construction start.**
2. **Insurances Required of Builders.** Any homebuilder utilized by Owner to build single-family homes on any Lot within the Subdivision is required to be properly licensed with the state of South Carolina and must submit evidence to the Directors of the following insurance **prior to construction start** and which must be maintained during the construction period:
  - a. A general liability policy of a minimum of \$500,000 coverage, which policy must add as additional insured the Declarant (Black Water Cove Investment, LLC) and the Homeowners Association (Black Water Cove HOA, Inc.); this liability coverage can be a part of the builder's risk policy or a separate liability or umbrella policies;
  - b. Workman's compensation insurance.
3. **Site Plan for Each Lot.** All plans submitted to the Directors as described in the Declaration of Covenants, Conditions, Restrictions and Easements for Black Water Cove and Amendments shall also be accompanied by a site plan showing the proposed location of all structures, driveways, parking spaces, and landscaping to include the number and type of plantings. Lots must be fully sodded, except for approved "natural areas". Landscaping plans must be approved by approved by the Directors or the A.C.C.
4. **Completion of Construction.** The exterior of all homes and other structures must be completed within one (1) year after the date of construction commencement, unless otherwise extended by the Directors.
5. **Specifications.** All single-story houses shall be a minimum of 1,400 heated square feet. All two (2) story houses shall be a minimum 1,800 heated square feet. All houses built on the river Lots (Lots 1 to 16) shall have a minimum of 2,000 heated square feet. Roof pitches must be a minimum of 6/12 on primary roof. Roof pitches on other roof areas must be esthetically pleasing at the sole discretion of the A.C.C. All houses must include a minimum of two (2) car attached garage. Detached garages may be approved at the sole discretion of the Directors or the A.C.C. Although a raised foundation with

the first-floor finished floor level at least 24" above finished grade on the Lot is recommended, a monolithic foundation will be allowed but will require approval of the Directors or the A.C.C.

6. **Onsite Construction.** No structures shall be erected, placed, altered, or permitted to remain on any Lot other than one single-family dwelling, not more than three (3) stories in height, and one accessory structure-customarily incident to the residential use of such Lots. No mobile homes, pre-manufactured homes, modular homes, or homes constructed off-site shall be allowed to be placed on any Lot. All lots are to be silt-fenced and have gravel driveways during the construction period, as per county requirements. All concrete trucks must pump concrete from the street and not drive over curbing or onto lots. No concrete is to be washed out in the subdivision other than in designated washout area. Any violations are subject to both recovery of costs to correct and fines to be determined by the Directors.
7. **Setbacks.** The setback lines from the property lines are:
  - a. Front setback: 25 ft.
  - b. Side setback: 10 ft.
  - c. Rear setback: 15 ft.
  - d. Side setback on corner lots: 12.5 ft.
8. **Clearing.** If you are simply clearing your Lot, you must give written notice to the Directors or the A.C.C. of your clearing plans and the name and phone number of your contractor or equipment operator. Please pay particular attention to your drainage. Swales and ditches must be maintained at their original elevations. Blockage caused by construction material or by ruts from construction vehicles can cause inadequate drainage for everyone and must be corrected.
9. **County Subdivision Requirements.** Individual Lot Owners are responsible for meeting all county requirements for construction sites in new subdivisions.
10. **Accessory Structures.** All accessory structures including, but not limited to, storage buildings, garages, pool building, etc., must be aesthetically tasteful and must be approved by the Directors or the A.C.C. prior to construction. All outside storage buildings shall maintain the architectural integrity of the house with the same color walls and trim as the house and same shingle color as the house. Roof pitches must be a minimum of 4/12. Accessory structures do not have to be on a slab but every effort should be made for structures to be set on a solid base structure. All accessory structures must be within the setbacks. All fences must be approved by the Directors or the A.C.C. before being erected.
11. **Utility Facilities.** The Declarant reserves the right to approve the necessary construction and installation of utility facilities, including but not limited to, water, cable, TV, electrical service, telephone, and sewerage systems. All residential utility service, telephone, and television lines to residences shall be underground and must be buried, or, if any fuel tank is allowed above-ground, it must be completely hidden from view by landscaping, fencing, or both, as is pre-approved by the Directors or the A.C.C.
12. **Driveways.** All driveways must be paved.
13. **Fences.** All fences must be approved by the Directors or the A.C.C. as to location, material, height, type construction, and finish prior to construction. Any proposed fence must be located on the site plan for the house and lot and, wherever possible,

showing how the fence relates to adjacent housing and/or vegetation. Of primary concern is the community as a whole. Retention of the natural vegetation, particularly trees, is encouraged. Not allowed are: fences over six (6) feet in height above grade; chain link fencing; fences encroaching on any property line unless, with written permission from the neighboring property Owner. Various types of wood, brick, stone, or vinyl fencing shall be allowed if it meets the above requirements at the sole discretion of the Directors or the A.C.C.

14. **Swimming Pools.** Swimming pools shall not be nearer than twenty (20) feet to any Lot property line and must be located to the rear of the main dwelling, and shall not project with their coping more than two (2) feet above the established Lot grade. In ground swimming pools must be approved by the Directors or the A.C.C. Above-ground swimming pools are prohibited.
15. **Statues, Decorative Pieces, Decorations.** Non-statues, birdbaths, decorative pieces or recreational or playground equipment shall not be allowed in the front or side yard, visible from the street, unless approved by the Directors. All holiday decorations visible to the street shall be aesthetically pleasing and shall be subject to restriction by the Directors in their sole discretion.
16. **Signage Restriction.** Contractors are reminded that no signage is allowed on any lots other than the Declarant's sales signage and any signage that is pre-approved by the Directors or the A.C.C. Your contractor may erect a sign similar to the ones utilized by the Declarant and at the sole discretion of the Directors or the A.C.C in order to identify the building site to subcontractors.
17. **Trash & Debris.** A dumpster or some other approved trash receptacle must remain on premises until house is completed. All trash is to be put in the dumpster or receptacle and the site is to be kept as free of trash and as neat as possible during construction, with care taken to keep trash off from neighboring Lots. Non-compliance of this requirement shall be subject to a fine at the discretion of the Directors.

Any exceptions or alteration allowed by the Directors or the A.C.C. **MUST** be in writing, properly signed and dated, and no such exception or alteration allowed shall set a precedent for future approvals.

All the required items as listed on the Architectural Review Submittal Form may be left with said completed Submittal Forms at the HOA office or they may be mailed to the address below:

Black Water Cove Homeowners Association  
ATTN: Anita Pedraza  
William Douglas Property Management Co  
1110 London Street, Suite 103  
Myrtle Beach, SC 29577

Email: [apedraza@wmdouglas.com](mailto:apedraza@wmdouglas.com)