

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

HENSON FARMS HOMEOWNERS
ASSOCIATION, INC.

RECORDING OF DOCUMENTS PURSUANT TO
THE SOUTH CAROLINA HOMEOWNERS
ASSOCIATION ACT (S.C. CODE ANN. §§ 27-30-
110 TO -170):

1. DESIGN GUIDELINE: TRASH BIN
ENCLOSURES
2. FLAGPOLE GUIDELINES

CROSS REFERENCE: DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS,
CHARGES AND LIENS FOR HENSON FARMS, recorded in Book 2598, Page 1200.

WHEREAS, the South Carolina Homeowners Association Act (S.C. Code Ann. §§ 27-30-110 to -170) requires Homeowners Associations to record Governing Documents, Rules, Regulations, and amendments thereto; and

WHEREAS, the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Henson Farms was recorded on July 13, 2020 in the Office of the Register of Deeds for Greenville County in Deed Book 2598 at Page 1200 (as amended and supplemented, the "**Declaration**"); and

WHEREAS, pursuant to the Declaration, Henson Farms Homeowners Association, Inc. is the Homeowners Association for Henson Farms subdivision; and

NOW THEREFORE, Henson Farms Homeowners Association, Inc. does hereby record the following pursuant to the South Carolina Homeowners Association Act:

1. DESIGN GUIDELINE: TRASH BIN, attached as **Exhibit "A"**
2. FLAGPOLE GUIDELINES, attached as **Exhibit "B"**

IN WITNESS WHEREOF, Henson Farms Homeowners Association, Inc. has by its duly authorized officer set its hand and seal this 15 day of March, 2024

[SIGNATURE PAGE TO FOLLOW]

SIGNED SEALED AND DELIVERED
in the presence of:

Cheryl A. Gabriel
(witness #1)
[Signature]
(witness #2)

**HENSON FARMS HOMEOWNERS
ASSOCIATION, INC.**

By: Clinton Williams (L.S.)

Print Name: CLINT WILLIAMS

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, Indigo Casellas, Notary Public for the State of South Carolina, do hereby certify that Henson Farms Homeowners Association, Inc., by Clinton Williams, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15 day of March, 2024.

Indigo Casellas
Notary Public for South Carolina
My Commission Expires: 02/10/2032

INDIGO CASELLAS
Notary Public - State of South Carolina
My Commission Expires February 10, 2032

Flagpole Guidelines – Adopted Sept – 2022

1. These Guidelines apply to the display of “Permitted Flags”. Permitted Flags are as follows:
 - 1.1. the flag of the United States; and
 - 1.2. the flag of the State of South Carolina ; and
 - 1.3. the official flag of any branch of the United States armed forces.
2. Permitted Flags must be displayed in a respectful manner and in accordance with all the current relevant federal, State of South Carolina , or military code.
3. Only the permitted flags listed above are allowed to be flown. These Guidelines do not apply and do not allow any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
 - 3.1. flags for schools, sports teams, businesses or foreign countries; or
 - 3.2. flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - 3.3. historical versions of flags permitted in section 1 above.

Advance Written Approval:

4. Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Architectural Control Committee is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.

Flag and Flag Pole Rules and Maintenance Requirements:

5. Only one flag pole is allowed per property. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling and architectural design of the neighborhood. A property owner may have either one free-standing flag pole or one flagpole attached on the residential dwelling or garage.

6. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
7. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed. A flagpole is considered not in use if it does not display a permitted flag.
8. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.
9. Permitted Flags shall be no larger than three foot (3') by five foot (5') in size.

Flag Pole Location:

10. Permitted Flags must be displayed from a pole attached to a structure or to a free- standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
11. Only one Permitted Flag may be displayed on a flagpole attached to a structure. The flag pole must be mounted to the fascia of the home using appropriate flag mounting hardware. One attached flagpole is allowed on any portion of a structure facing a street, except if the portion facing the street is a garage. The flagpole must be attached in such a manner as to not damage the structure. The flag and or flag pole may not extend into common areas or over any property lines.
12. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. Brackets which accommodate multiple flagpoles are not allowed.
13. Free-standing flagpoles may not be taller than twenty feet (20') in height including any ornamental caps. A maximum of two Permitted Flags may

be displayed on a free-standing flagpole. Free-standing flagpoles May be permanently installed in the ground according to manufacturer's instructions. Except as outlined below, a free-standing flagpole shall not be located nearer to a property line of the Lot than the applicable setbacks as either shown on the recorded plat or as set forth in the Declaration. On a case-by-case basis, subject to Architectural Control Committee approval, a free-standing flagpole may be located in front of the front building setback line for a Lot.

14. Free-standing flagpoles may not be installed in any location described below:

- 14.1. in any location other than the Owner's property; or
- 14.2. within a ground utility easement or encroaching into an aerial easement; or
- 14.3. in any location owned or maintained by the Association; or
- 14.4. in any location owned in common by members of the Association;
- 14.5. beyond any setback lines or on zero lot lines; or
- 14.6. closer to a dwelling on an adjacent lot than 5 feet; or
- 14.7. closer to the street than 20 feet from the curb
- 14.8. on any party walls.

15. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night Flag lighting must:

- 15.1. be installed in an area in accordance with paragraph 15 above;
- 15.2. be ground mounted in the vicinity of the flag;
- 15.3. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover;
- 15.4. point towards the flag and face the main structure on the property or to the center of the property if there is no structure;
- 15.5. provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.

Exhibit "B"

DESIGN GUIDELINE - Trash Bin Enclosure Guidelines:

- The enclosure must be constructed and be compatible colors as the existing home.
- Enclosure must be securely attached to ground or home.
- The area outside of and around the enclosure may not be used for storage for any overflow of garbage or recycling at any time.
- The trash bin enclosure storing any items other than the trash bins must also be not visible from street.
- If a homeowner possesses more than 2 trash bins, additional trash bins need to be stored out of view.
- If the enclosure has doors and/or lid(s) must remain fully closed and secured at all times except when being accessed by the homeowner. The area around the enclosure must remain clear of clutter.
- The enclosure must be made of a weather resistant and durable material.
- A stable platform must be constructed for the trash bin to sit on if the area is uneven.
- Any enclosure not meeting these provisions will be in violation upon written notification; including but not limited to enclosures that were approved but have become worn/weathered and no longer meet the required standards.
- All homeowners must submit an ARC request for trash bin enclosures to first be approved by the Board before being installed. Note: these are guidelines only and various options not defined here will be considered via the ARC process.

EXAMPLES:

