

Standing Rock  
Homeowners Association  
("Association")  
Community Handbook  
Restrictions  
Owner Maintenance Responsibilities  
Rules and Regulations  
Architectural Approval Procedures, Guidelines  
and Standards

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Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

Dorothy Earle, Register Of Deeds

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## Article 1. Introduction

This Handbook is adopted and published by the Board of Directors of the Association pursuant to the provisions of the **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STANDING ROCK** which is recorded in Book **B4** at Page **174** of the Greenville County Public Registry ("Declaration"). It is intended to provide Owners with important information about Standing Rock ("Community") and about the rights and responsibilities of Owners.

This Handbook does not replace the terms and provisions of the Declaration or the Bylaws of the Association, Inc. ("Bylaws"). In the event of any term or provision contained in this Handbook conflicts in any way with the terms and provisions contained in the Declaration or the Bylaws, the terms and provisions contained in the Declaration or the Bylaws will control. Capitalized terms not defined in this Handbook shall be defined as set forth in the Declaration.

This Handbook supersedes and replaces all previously adopted rules and regulations and all previously published architectural approval procedures, guidelines, and standards.

## Article 2. Restrictions

Article XI of the Declaration sets forth the **USE RESTRICTIONS** that are applicable to all Lots and Property within the Community and that must be observed all Owners and occupants as well as their families and guests while in the Community. **Compliance with all of the Use Restrictions set forth in Article XI is mandatory.** In the event any of the provisions of this Handbook, including any Rules and Regulations set forth in Article 4, are inconsistent with or conflict with any of the provisions of Article XI of the Declaration, the terms and provisions in Article XI shall control; provided, however, that Rules and Regulations adopted pursuant to Article XI, Section 11.27 may be more restrictive than the Use Restrictions in the Declaration.

## Article 3. Owner Maintenance Responsibilities

Article VIII, Section 8.2 details the maintenance obligations and responsibilities of every Owner. Every Owner is strongly urged to become familiar with the provisions of Section 8.2 and with the rights of the Association under Section 11.27 (Rules and Regulations), and in Article XIV. A failure by Owner to fulfill the maintenance responsibilities and duties set forth in Article VIII may result in enforcement action by the Association, including, but not limited to, administrative fines and penalties as permitted by law.

## Article 4. Rules and Regulations

The Association has adopted the following rules and regulations as permitted under Article XI, Section 11.27 of the Declaration and South Carolina law. **Compliance with these rules and regulations is mandatory.** The Association has the power to enforce compliance with these rules and regulations as provided in Section 11.27 (Rules and Regulations), and in Article XIV of the Declaration and by South Carolina law.

Section 4.01 Signage

Signs are permitted only as allowed in Section 11.21 of the Declaration.

#### Section 4.02 Parking on Common Area

- (a) Common Area facility parking lots are to be used only while using the Common Area facilities. Parking in Common Area Facility parking lots at any other time is strictly prohibited and vehicles are subject to being towed at the Owner's expense.
- (b) No boat, trailer, recreational vehicle, camper, camper truck or commercial vehicle shall be parked, stored, or left on the Common Area. A "commercial vehicle" as defined by the Association shall mean any vehicle having a carrying capacity and/size designation greater than or equal to three-fourths (3/4) of a ton; any vehicle other than a law enforcement vehicle bearing a company name or logo, unless used as the primary source of transportation; any vehicle with ladders or racks on top or in truck bed; and any "box" van or truck. Additionally, the Board reserves the right to further define a vehicle as "commercial" if said vehicle is used primarily for commercial purposes other than commuting to and from the workplace.
- (c) Vehicles that are not parked and/or stored in compliance with the requirements of Section 11.13 of the Declaration or this Section 4.02 are subject to being towed at the Owner's expense.

#### Section 4.03 Pets

- (a) Pets must be on a leash and restrained whenever they are outside of a fenced-in area of the Community.
- (b) The Board of Directors of the Association has the exclusive right at any time to exclude or have removed from the property certain animals and/or particular breeds of an animal that in its sole discretion it finds to be an unreasonable annoyance, inconvenience, a menace or threat, nuisance or creates an unsanitary condition within the Community. Pit Bulls and Rottweilers have been determined to be savage and/or dangerous and are not permitted within the Community.
- (c) Owners are responsible for cleaning up any mess that a pet creates in Common Areas, or on any Lot or private property within the Community.
- (d) Owners are responsible for their animals' actions and are solely liable for any damages or injuries caused by their animals.
- (e) Each home is limited to three (3) pets.
- (f) Animals creating a nuisance to residents shall not be tolerated – including noise issues (excessive barking, growling, howling, etc.). Should a nuisance become persistent, please contact Animal Control for their assistance.

### Article 5. Architectural Approval Procedures, Guidelines and Standards

Compliance with the standards and procedures in this Article is required but does not constitute the sole basis for review of applications submitted under Article IX of the Declaration, nor does it guarantee the approval of any submission or application. Each application must be presented to the Reviewer designated under Article IX of the Declaration ("Reviewer") and will be approved or denied based on its own merit. The Reviewer has the discretion and right to consider any and all factors it deems relevant. **Reviewer decisions may be based on purely aesthetic considerations.** Each Owner and Member of the Association acknowledges that determinations as to such matters are discretionary and that opinions may vary as to the desirability and/or attractiveness of the proposed addition or modification. Decisions are made on a case-by-case basis, and although

a modification or addition may have been approved in one instance, there is no guarantee that it will be approved again. **The requirements of both the Declaration and this Handbook should be reviewed by owners before applying for approval to the Reviewer.**

**All proposed construction, landscaping, modifications, and additions to homes and Lots within the Community require application to and prior approval of the Reviewer as provided in Article IX of the Declaration. Any Owner who initiates construction, landscaping, alterations, additions, improvements or repainting without prior written approval from the Reviewer risks having to correct or remove said action at his/her own expense.**

## Architectural Approval Procedures

All applications must comply with Article IX of the Declaration, must be submitted using the forms provided and approved by the Association, and must include a detailed description of the planned project, including the following information, as applicable:

- \* Size of structure
- \* Height
- \* Wall material
- \* Location
- \* Utilities (water, electric)
- \* Estimated length of construction
- \* Photos of proposed materials/design
- \* Roof design
- \* Roof material
- \* Exterior finish
- \* Quantity
- \* Detailed drawing
- \* Photos showing location of proposed item

## Guidelines and Standards

### Section 5.01 Standards Applicable to All Applications and Approvals Given

**All construction, and improvements, including modifications and additions, must be permitted as required by law and must comply with all applicable building codes. All projects must be completed as required in Section 11.14 of the Declaration. All utilities must be underground. Written Reviewer approval is required in every case as provided in Section 9.7 of the Declaration.**

### Section 5.02 Fences and Retaining Walls

- (a) **Subject to subsections (i) and (j) below, only black picket fencing in decorative metal will be approved in the Community.**
- (b) Subject to subsections (i) and (j) below, the minimum height for fences is four feet (4'). The maximum height for fences is five feet (5'). Spacing between pickets shall be no less than 1 ½ inches and all such pickets shall be installed on the exterior facing away for the area that is fenced.
- (c) Fences are not permitted in the front yard and must tie into the home at the furthest back rear corners of the House. Under no circumstances may an applicant erect a fence outside of the property line. In the event of an obstacle, the Owner must shift the fence inside the boundary line of the Lot.
- (d) Fences installed on corner Lots along the property line adjacent to the side street must be installed parallel to the side street and cannot extend past the side street setback line as shown on the survey or recorded plat.
- (e) No perimeter fence shall be erected on any berm of dirt located on a side or rear Lot line.

- (f) Connection of fences on adjacent Lots is required. Owners submitting plans for new fence installation that will connect to a neighboring fence shall communicate their plans for connecting with the adjoining fence Owner and obtain permission from the adjoining Lot Owner for the connection.
- (g) Two fences will not be approved on or along the same property line.
- (h) All fences must comply with Article XI, Section 11.6 of the Declaration.
- (i) Notwithstanding subsection (a) above, screen fencing not to exceed six (6) feet in height may be erected around a patio, deck, inground pool or sanitary containers but must not be visible from any street or Roadway, must be located in the Rear Yard and must not be closer to the side property lines than the rear corners of the House. Screen fencing materials must be approved by the Reviewer.
- (j) A standing variance from the fencing restriction in the Declaration and from subsections (a) and (b) above is granted to all Owners of Lots with a rear property line adjacent to a parcel located outside of the Property which allows them to install a solid privacy fence along the rear property line that is adjacent to a parcel located outside of the Property, provided that such fence shall not exceed six feet (6') in height and that the design, materials and color of the fence shall be approved in advance by the Reviewer.
- (k) All fences and walls shall be maintained in a structurally sound and attractive manner and in compliance with the CWS.
- (l) Retaining wall requests should include plans to address and control storm water drainage.
- (m) Any Owner wanting a variance from the requirements set forth in this section shall apply to the Reviewer for a variance. The decision on whether or not to grant a variance shall be in the sole and absolute discretion of the Reviewer and the Reviewer's decision with regard to the variance request shall be final and non-appealing.

Section 5.03 Fireplaces, Fire Pits and Grills

Permanent fire pits and outdoor fireplaces require approval prior to installation.

Section 5.04 Canopies and Pergolas

Canopies and pergolas are permitted but only over the rear patio, may not be visible from the street and must be approved by the Reviewer prior to installation.

Section 5.05 Play and Exercise Equipment

- (a) All swing sets, backyard play structures, soccer nets and other play and exercise equipment require architectural approval prior to installation and may not exceed 12 feet (12') in height.
- (b) All play and exercise equipment must be located and kept outside the building setback lines/areas and must not be visible from the street.
- (c) Wooden, stained (natural color) swing sets and plastic play structures are permitted.
- (d) Trampolines are prohibited as provided in Article XI, Section 11.12 of the Declaration.

Section 5.06 Basketball Goals

- (a) Permanent basketball goals are permitted in the Community but must be approved prior to installation. Portable basketball goals are prohibited as provided in Article XI, Section 11.12 of the Declaration.
- (b) The hoop must be mounted into the ground with a 20 ft. setback from the curb. Additionally, the backboard must be parallel to the driveway so as to not encourage street play. No basketball goals may be attached to the House.

- (c) Light attachments are not permitted on any basketball goals nor is excessive lighting allowed that would encourage basketball play during nighttime hours.

#### Section 5.07 Landscaping

- (a) Lawns: To ensure aesthetic consistency, all grass installed/planted on Lots in the Community shall be the same and shall not be changed from the type originally installed/planted on the Lot; provided, however, the Declarant has the right to install other types of grass for landscaping purposes. Over-seeding of any portion of the Lot with any other type of grass is prohibited. The grass area between the sidewalk and the street is the responsibility of the Owner to maintain.
- (b) Plant Materials: ANY significant changes or additions from builder installed plant materials require architectural approval prior to installation. Exceptions are annuals in existing plant beds, which may be planted without approval. Any landscape material which dies on a residential Lot shall be promptly removed and replaced by the Owner with the same or similar plant material, as the Owner shall be responsible for watering and maintaining plants and grass.
- (c) Plant Beds: Additional plant beds or expansions of existing plant beds may be approved but require architectural approval.
- (d) Ground Cover for Landscaped Beds: ONLY pine needles, natural colored wood mulch or natural-colored engineered rubber mulch are allowed in plant beds (natural colors include light brown, brown or black). To ensure aesthetic consistency, colored rocks (including white) and gravel will not be approved. Landscape stones (larger than colored rocks or gravel) may be approved after review by the Reviewer.
- (e) Edging / Borders: Edging and/or borders around plant beds may be approved but require advanced architectural approval. Stone border colors must be of natural stone color only. Red brick is not permitted.
- (f) Vegetable Gardens: Vegetable gardens are prohibited in front and side yards. Small gardens may be approved in Rear Yards but require advanced architectural approval and cannot be visible from the street fronting the home.
- (g) General landscaping and plantings: No plantings are permitted within any swale or easement area located on a Lot. Any landscaping or plantings on a Lot must be consistent with the street scape and general landscaping design for the community. No plantings may be installed any closer than two (2) feet to the property line in order to ensure the planting does not encroach onto the neighboring property at the time of maturity.

#### Section 5.08 Doghouses, Dog Pens and Dog Runs

- (a) One doghouse per Lot may be approved by the Reviewer provided that it is located in the Rear Yard of a residence and not visible from the street and may not exceed 2' x 3' x 3' feet in dimension.
- (b) Dog pens and runs are prohibited under Article XI, Section 11.29 of the Declaration.

#### Section 5.09 Exterior Lighting

- (a) Eave-mounted floodlights and low-level landscape lighting must be approved in advance of their installation.
- (b) Any changes to the exterior light fixtures must be approved by the Reviewer in advance of their installation.

#### Section 5.10 Swimming Pools and Hot Tubs

- (a) In-ground swimming pools must be approved in advance by the Reviewer. All approved in-ground swimming pools must be enclosed within an approved perimeter fence enclosing the entire Rear Yard.
- (b) Above-ground pools are prohibited as provided in Section 11.28 of the Declaration.
- (c) Hot tubs must be approved prior to installation and must be located on the rear patio of the home, adjacent to the House and screened from view from neighboring properties.

#### Section 5.11 Decks and Patios

- (a) Decks and patios cannot extend into a side yard beyond the side plane of the home or into any side yard setbacks.
- (b) Decks and patios cannot be located within any swale or easement.
- (c) Decks must be waterproofed, sealed or stained a natural wood color.
- (d) Ground-level patios must be constructed of concrete, stone, or brick pavers.
- (e) Any approval given by the Association for a deck or patio is with regards to Association architectural matters only. The Owner is solely responsible for and must adhere to all municipality permitting, zoning, regulatory requirements and impervious restrictions that may apply to the Lot and the construction of any deck or patio.

#### Section 5.12 Satellite Dishes and Solar Panels

- (a) Subject to the provisions and requirements of the Telecommunications Act of 1996, as amended, no Owner shall construct, install, erect, or maintain any outside television or radio pole or receiving antenna, including a satellite dish antenna, and no outdoor television antenna or satellite dish may be erected or installed by an Owner or permitted by an Owner to remain on his or her Lot, without the express written approval of the Reviewer.
- (b) The preferred location for permitted satellite dishes is to be mounted on the House.
- (c) Permitted satellite dishes shall be mounted in a location so as not to be visible from any street or screened with screening material approved by the Reviewer so as not to be visible from any street.
- (d) Solar panels are permitted within the Community but must be approved in advance by the Reviewer.
- (e) Solar panels should be installed on the rear roof of the House and not visible from the front street view.

#### Section 5.13 Exterior Colors, Shutters and Window Boxes

- (a) All exterior changes including, but not limited to, painting, staining and shutter replacement require approval from the Reviewer. All proposed exterior changes must conform to the original scheme designed by the builder and may not be the same colors as an adjoining property.
- (b) Any changes outside of the original colors on the home must be approved prior to any changes made.
- (c) Any window box addition must be approved prior to installation and colors are required to compliment what currently exists on the home. No artificial plants or flowers are allowed in the boxes.
- (d) The exterior surface on additions must match those on existing structures.

#### Section 5.14 Storm Doors and Screen Doors

- (a) Storm doors color choice and hardware must compliment the colors on the exterior of the home.
- (b) Storm doors on the front of the home must be full-view with interchangeable glass/screen or full-view with single bar across the middle no wider than 2 inches. The frame must be consistent in width around the entire door (no solid panels at the bottom). See Appendix A for an approvable sample.



Section 5.15        Flags and Poles

- (a) One (1) flag up to three feet by five feet (3' x 5') in size attached to a flagpole mounted to the home may be approved. The pole may not exceed four inches (4") in diameter and sixty inches (60") in length.
- (b) Only House mounted flag poles are allowed.

Section 5.16        Window Treatments and A/C Units

- (a) Blinds, draperies, shades, and plantation shutters in neutral colors are permitted and do not require architectural approval.
- (b) Window air conditioning units and/or garage air conditioning units or fans are permitted only if and as approved in advance by the Reviewer.

Section 5.17        Trash Containers

- (a) Trash cans and recycle bins must be stored and screened as provided in Section 11.19 of the Declaration.
- (b) Enclosures for trash cans and recycle bins must be located in the rear yard which is the area within each Lot bounded by the plane established by the rear façade of the House and the rear and side property lines. In exceptional circumstances, enclosures for trash cans and recycle bins may be located on the side yard but only if the enclosure is constructed of the same materials and colors as the existing House and only if the enclosure is located at the farthest rear corner of the House that is the greatest distance from a street.
- (c) Screening should conceal containers from the view of neighboring Lots and Roadways and must be approved by the Reviewer. (See Appendix A for allowable samples)

Section 5.18        Garden Art and Water Features

- (a) Front yard garden art of any kind taller than 2 ft. require approval prior to installation.
- (b) Fountains and/or water features of any kind in the front yard will not be approved.

Section 5.19        Driveways.

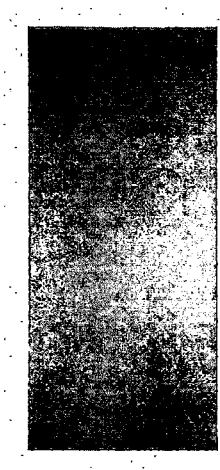
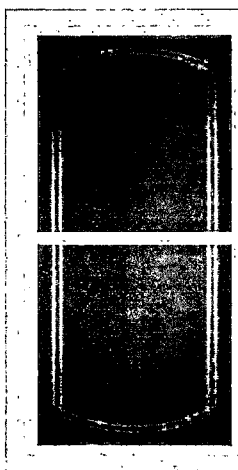
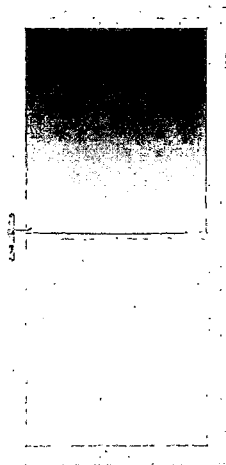
- (a) Driveway extensions are permitted provided the extension does not encroach within the right-of-way and does not extend beyond the House-side of the sidewalk.

**Article 6        Enforcement**

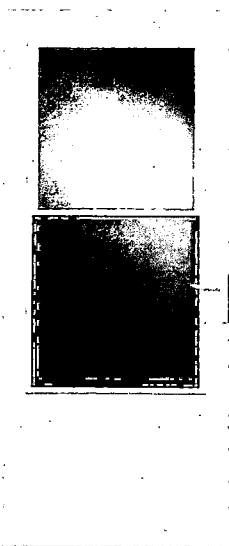
In the event of an Owner, occupant, tenant, or guest fails to comply with any provision of the Declaration, the Association's bylaws or the rules, regulations and requirements set forth in this Handbook, he/she may be the subject enforcement action by the Association, including, but not limited to, the imposition of fines and suspension of privileges and services as permitted under South Carolina law.

Appendix A. Examples

APPROVED STORM DOORS FRONT OR BACK OF HOME:



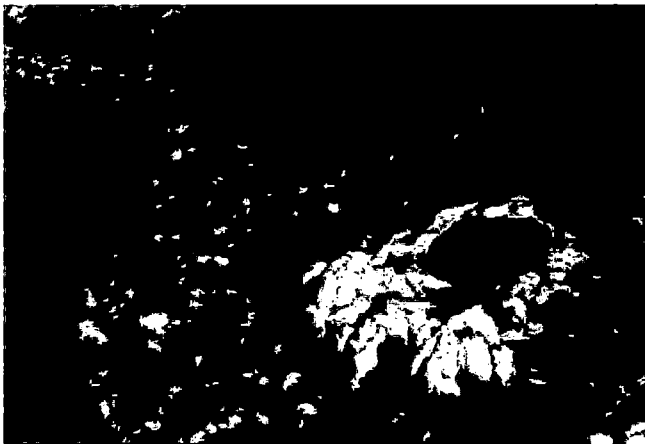
APPROVED STORM DOOR FOR BACK OF HOME ONLY:



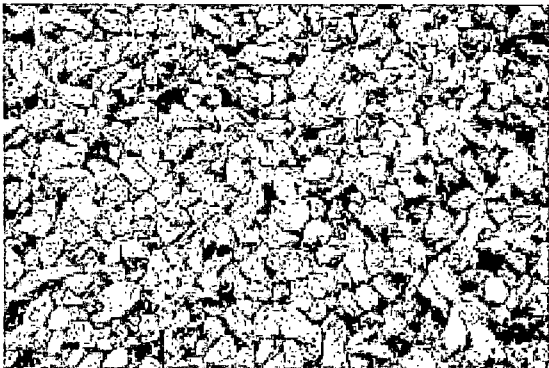
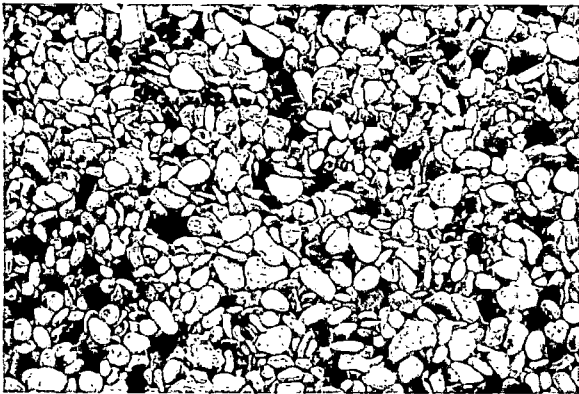
Approved Landscape Bed Ground Cover  
Natural Light Brown, Brown, or Dark Brown Mulch



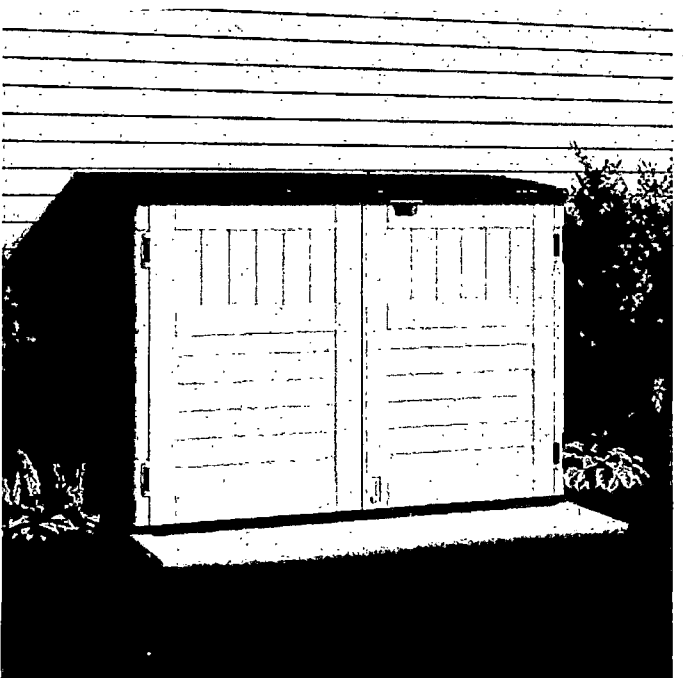
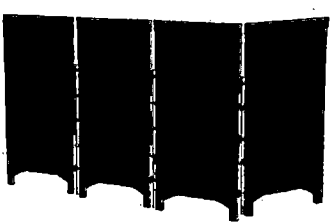
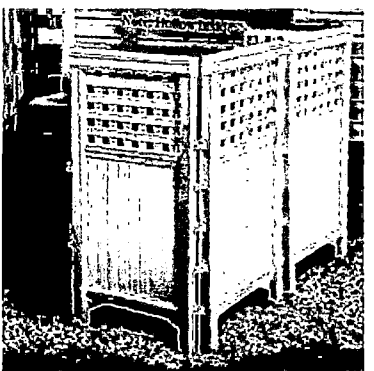
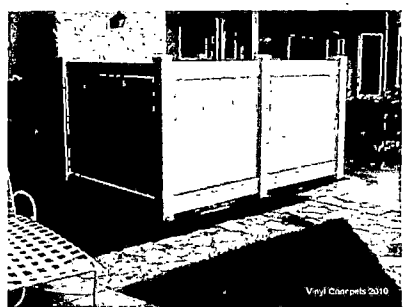
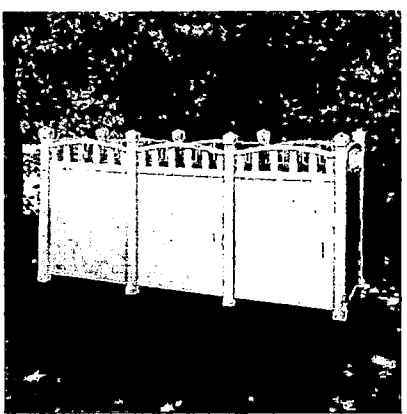
Natural Colored Landscaping Stones - Approved



Landscaping Rocks or Pebbles Not Allowed



Approved Examples of Trash Enclosures for Rear Yards only. Color must compliment or match the exterior façade.



ACTION BY UNANIMOUS WRITTEN CONSENT WITHOUT A MEETING

THE BOARD OF DIRECTORS OF STANDING ROCK HOA

The undersigned, being all of the directors of STANDING ROCK HOA, a South Carolina Incorporation, (Standing Rock), acting by written consent without a meeting pursuant to SC Code § 33-8-210, do hereby consent the adoption of the following resolution and direct that this Unanimous Written Consent, (HOA Handbook) to be filled with the minutes of the proceedings of the Board of Directors (Gahge Loomer, Jebo Aho, Tim Kako,) of the Incorporation: Standing Rock HOA

WHEREAS The Board of Directors wish to provide their unanimous Written Consent for the Incorporation in the following matter (Board Election).

The Election Following new Directors

Gahge Loomer, Jebo Aho, Tim Kako

WHEREAS, each individual Director has had the opportunity to fully research, analyze, and discuss the matter as necessary to fulfill the Directors' Fiduciary obligations.

NOW THEREFORE, it is hereby:

**RESOLVED**, That the Board of Directors, and each of them individually, unanimously consent to the election of the directors named above.

IN WITNESS WHEREOF, the undersigned directors have duly executed this consent to be effective as of April 19, 2022

Date: 4/19/2022

Gahge Loomer, Director

Date: 4/19/2022

Jebo Aho, Director

Date: 4-18-2022

Tim Kako, Director

ACTION BY UNANIMOUS WRITTEN CONSENT WITHOUT A MEETING

THE BOARD OF DIRECTORS OF STANDING ROCK HOA

The undersigned, being all of the directors of STANDING ROCK HOA, a South Carolina Incorporation, (Standin Rock), acting by written consent without a meeting pursuant to SC Code § 33-8-210, do hereby consent the adoption of the following resolution and direct that this Unanimous Written Consent, (HOA Handbook) to be filled with the minutes of the proceedings of the Board of Directors (Gahge Loomer, Jebo Aho, Tim Kako,) of the Incorporation: Standing Rock HOA

WHEREAS The Board of Directors wish to provide their unanimous Written Consent for the Incorporation in the following matter (Approval of HOA Handbook).

WHEREAS, each individual Director has had the opportunity to fully research, analyze, and discuss the matter as necessary to fulfill the Directors' Fiduciary obligations.

NOW THEREFORE, it is hereby:

**RESOLVED**, That the Board of Directors, and each of them individually, unanimously consent to the election of the directors named above.

IN WITNESS WHEREOF, the undersigned directors have duly executed this consent to be effective as of April 19, 2022

Date: 4/14/2022

Gahge Loomer, Director



Date: 4/19/2022

Jebo Aho, Director



Date: 4-19-2022

Tim Kako, Director