

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

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

DEE-2019-45274



DEE BK 125-K PG 446-449

Recorded 4 Pages on 09/24/2019 01:17:51 PM

Recording Fee: \$25.00

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

Dorothy Earle, Register Of Deeds

1. PROVIDENCE FARM FENCE ARCHITECTURAL GUIDELINES
2. PROVIDENCE FARM STORAGE BUILDING AND SHEDS ARCHITECTURAL GUIDELINES

Declaration originally recorded in Book 123-G at Page 755

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 Providence Farm was recorded on April 1, 2019 in the Office of the Register of Deeds for Spartanburg County in Deed Book 123-G at Page 755 (as amended and supplemented, the "**Declaration**"); and

WHEREAS, pursuant to the Declaration, Providence Farm Homeowners Association, Inc. is the Homeowners Association for Providence Farm; and

WHEREAS, Providence Farm Homeowners Association, Inc. desires to comply with the recording requirements of the South Carolina Homeowners Association Act by recording its Governing Documents, Rules, and Regulations, as amended, that have not already been recorded; and

NOW THEREFORE, in accordance with the foregoing, Providence Farm Homeowners Association, INC does hereby record the following to comply with the recording requirements of the South Carolina Homeowners Association Act:

1. Providence Farm Fence Architectural Guidelines, attached as **Exhibit A**
2. Providence Farm Storage Building and Sheds Architectural Guidelines, attached as **Exhibit B**

IN WITNESS WHEREOF, Providence Farm Homeowners Association, Inc. has by its duly authorized officer set its hand and seal this 23rd day of September 2019.

[SIGNATURE PAGE TO FOLLOW]

SIGNED SEALED AND DELIVERED
in the presence of:

Megan M Blacker
(witness #1)
Annex Humphries
(witness #2)

Providence Farm Homeowners Association, Inc.
By: [Signature] (L.S.)
Print Name: Roger D. Fisher
Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

ACKNOWLEDGEMENT

I, Susie M. Betenbaugh, Notary Public for the State of South Carolina, do hereby certify that Providence Farm Homeowners Association, Inc, by Roger Fisher, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 23 day of September, 2019.

[Signature]
Notary Public for South Carolina
My Commission Expires: 10/27/25

Providence Farm

Fence Architectural Guidelines

All fences shall be constructed with wood, ornamental iron, or pvc, no more than six (6) feet in height. **NO CHAIN LINK FENCES ARE ALLOWED.**

Construction of all fencing, the placement thereof and colors of fencing must be approved by the Developer or Architectural Control Authority and application for same must be made on ACR form approved by the HOA management company. No fence, wall, or similar structure shall be constructed or maintained on any lot nearer the street boundary line of the Lot than the rear corner of the Structure as extended to the side Lot lines, unless approved otherwise by the Developer or the Architectural Control Authority.

All fences must be installed by a professional installer. All wood fences must be stained within six (6) months of installation. Fences must be maintained and suitable in appearance at all times at the discretion of the Developer or Architectural Control Authority.

It is the responsibility of each property owner to verify all property lines, all lot pins, all drainage and utility easements prior to any construction or any installation of all approved fencing. The location of all utilities must be performed prior to any such activities. Property owners shall contact "Call Before You Dig" at 811 (at no charge to the property owner). It is the responsibility of the property owner to install all approved fencing inside their respective property lines to insure adequate distance for future maintenance of said fencing.

Providence Farm

Storage Building, Shed and Garage Architectural Guidelines

Per the Providence Farm CC&R's, all storage buildings/sheds and the placement thereof must be approved by the developer or Architectural Control Authority as stated in the covenants. The construction of all storage buildings/sheds, the placement thereof and all of the materials including paint color, must be approved by the Developer or Architectural Control Authority and application for same must be made on ACR form approved by the HOA management company.

Storage building Construction:

Storage building/shed/garage must be constructed in accordance with professional standards and must be maintained and suitable in appearance at all times at the discretion of the Developer or Architectural Control Authority.

- Storage building /sheds must be no larger than 400 square ft in size built to shelter goods.
- Garage size to be specifically approved.
- Storage building/shed/garage must have a foundation that matches the house located on the lot.
- The exterior of the storage building/shed/garage must be constructed with brick, wood, stucco, stone, hardy board, vinyl or other approved materials in harmony and of the same color scheme of the main dwelling. This includes the hardy siding, vinyl, paint, shingles and any other construction material.
- The roof pitch of the storage building/shed will be a minimum of 3/12.
- The roof pitch of a garage must be the same as the main dwelling.
- All storage buildings/sheds must be completely enclosed by a fence. Fence must be approved in accordance with the Providence Farm Fence Guidelines.

Storage Building/Shed Placement:

Subject to the ultimate control of the Providence Farm Architectural Control Authority all storage buildings/sheds will be located in a place on the lot that renders the storage building in the most inconspicuous location possible from the street view. In most instances, this location will be at the rear property line. However, in special and unique circumstances, such as the shape or grade of the lot, the location of the residential home on the lot, corner lots, lots at the end of the cul-de-sac and so on, the Providence Farm Architectural Control authority will retain the discretion granted to it by the Covenants and Restrictions to approve or deny the final location of the Storage building.

- All storage buildings/sheds must be contained by a fence.
- It is preferred that all storage buildings/sheds be placed at the rear of the property.
- There can be only one storage building/shed per lot. Multiple storage buildings/sheds on one lot will not be approved.

It is the responsibility of each property owner to verify all property lines, all lot pins, all setback lines, all drainage and utility easements prior to any construction or any installation of all approved fencing. The location of all utilities must be performed prior to any such activities. Property owners shall contact "Call Before You Dig" at 811 (at no charge to the property owner).