

Irongate Architectural Guidelines

In accordance with the published Irongate governing documents (Covenants and Restrictions and Association By-laws), the Architectural Review Committee is made up of three to seven committee members who are homeowners in Irongate. (C&R Section Eight). The committee members may be elected by a majority of the homeowners or may be appointed by the Board of Directors.

The committee is tasked with approving all construction, reconstruction, remodeling, alteration, or addition to any structures, building, fence, wall, road, drive, path or any improvement on and lot prior to the commencement of any work. Approval shall be in writing (C&R Section Seven.) Approval by the committee may be withheld for any reason, including purely aesthetic consideration. The committee may stop any construction in violation of these covenants in accordance with Section Thirty-six.

The Architectural Review Request form and instructions for submitting the request can be found on the IrongateHOA.com website.

To assist homeowners in understanding the expectations of the Architectural Review process, the following guidelines have been developed and approved by the Irongate Board of Directors and the Architectural Review Committee. This is not intended to be an all inclusive list, but rather some guidelines for common issues that the ARC has encountered. Every ARC request will be reviewed for its particular situation.

Trash Can Storage: In accordance with the Irongate Covenants and Restrictions, trash containers shall be stored in such a manner as they cannot be seen from adjacent and surrounding property. Trash cans must be stored in a garage, behind a fence or behind an ARC approved screen.

Sheds and Garages: Any 'outbuilding' that is to be installed or constructed on a homeowner's property must meet the following qualifications:

- No outbuilding may be used as an additional residence per C&R Section Twelve
- Outbuildings must match the construction of the home in materials and coloring.
- No prefab metal construction buildings will be approved.
- No structure may be closer than five (5') feet from any property line.
- All applicable municipal building codes must be followed.
- Sheds must be secured to the ground or a base.
- Applications should give as much detailed information as possible to allow the ARC to evaluate the request.

Driveways: All vehicles must be parked within a garage or on a driveway. If a homeowner needs to increase parking areas for their families' vehicles, the following guidelines must be met:

- Concrete poured driveways are the first choice of the ARC
- If the homeowner prefers not to install a concrete driveway, the following driveway additions may be requested by homeowners.
 - 1) concrete pavers
 - 2) gravel driveways with the following stipulations – the gravel must be contained by a border that can be edged. Gravel must be maintained – no vegetative growth (grass, weeds, etc.) should be allowed to appear in gravel. Failure to maintain a

gravel driveway will result in violations and fines until the driveway is brought into compliance.

3) Homeowner must install a permeable landscape barrier under the gravel to help prevent vegetative growth.

3) Acceptable borders are sturdy edging (metal preferred), concrete pavers, or landscape timbers or wood that is secured to the ground. Other materials will be considered by the ARC when proposed by the applicant. Again, the border must be maintained. Wood that deteriorates will eventually need to be replaced.

- See examples of acceptable edging material in Attachment A

Pools: Swimming pools and all decks shall not be located nearer than ten (10') feet to any Lot line (and must be located to the rear of the main dwelling) and swimming pools shall not project with their coping more than two (2') feet above the established grade of the Lot. Above ground pools are expressly prohibited. This does not preclude temporary blow up or plastic formed baby wading pools.

See Attachment B for pool examples

Walls and Fences. Boundary walls may be erected, and hedges grown, but not higher than three (3') feet from the street right-of-way to the rear building line. Fences, boundary walls and hedges shall not exceed six (6') feet in height from the rear building line to the rear property line. All fences must be approved, in writing, by the ARC. The construction side of all fences must face the interior of the Lot.

Tree Removal: Section Twenty-Eight. Landscape Restrictions. No tree having a diameter of four (4") inches or more (measured from a point two (2') feet above ground level) shall be removed from any Lot without express written authorization of the ARC and the appropriate local municipality. Tree removal permits are required by both the Town of Summerville and Dorchester County.

Antenna: Section Fourteen. Antenna. No radio or television transmission tower or antenna shall be erected within the restricted property and only the customary receiving antenna which shall never exceed ten (10') feet in height above the roof ridge line of any house is allowed. Satellite dishes cannot be placed in front yards.

Solar Panels: All plans must be preapproved by the Architectural Review Committee (ARC) prior to installation. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar "shingles" that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical. Applications submitted to the ARC should include the following:

- a. A diagram "drawn to scale" by the licensed contractor installing the system showing where the system will be installed;
- b. Photos of the roof area where the array will be mounted;
- c. Material to be used and/or manufacturer's description of the system, photos and/or pictures of the system and color of the system.
- d. Where possible, provide photos of similar existing systems as examples.

Basketball goals: Basketball goals shall not protrude in any way into the roadway. This includes the 'hoop' portion of the goal. Portable goals shall be secured in accordance with the manufacturer's instructions. No bags, blocks, rocks, tires, etc. shall be used to weight down the base of the goal. The preferred location of basketball goals is on the homeowner's driveway to reduce the danger of children playing in the street. If a goal is not weighted down, it must be stored out of sight when not in use.

See Attachment A for basketball goal details.

Attachment A: Some examples of acceptable gravel driveway edging.



Attachment B: Pool examples

Allowed:



Not allowed:



Attachment C: Basketball goals.



Irongate Homeowners Association

PO Box 50536
Summerville SC 29485

IrongateHOA.com

IrongateARC@gmail.com