

**SEASIDE FARMS SINGLE FAMILY HOMEOWNERS ASSOCIATION**  
**Exterior Home Improvement Guidelines**

**Please note: This list is not all-inclusive nor is it intended to be. All exterior improvements, changes and projects must be submitted to the ARB (including but not limited to garage doors, changing exterior color or materials, and changing landscaping). These guidelines apply to all sections of Seaside Farms, except where noted. Approvals are effective for 6 months from date issued.**

**BRICK** – Brick must be left in its original state when the home was built. Painting, chemical wash or color processing is not allowed.

**FENCES** – Homeowners must submit request to the Architectural Review Committee and get approval before putting a fence on the property (Article XI, Section X of the Covenants). Fences must meet the following guidelines:

1. Must be in the backyard only and may come up on the sides of the house no closer than 10 feet from the front corners.
2. No more than 4 feet tall
3. Must be wood and may be natural or white (there may be exceptions made for Cathedral Oaks homeowners to have a “natural” fence or a different color).
4. Style – Picket fence with minimum ½” spacing between pickets. May not be a privacy fence.
5. Post caps/tops must also be pre-approved – wood to match the fence is acceptable. Other types will be reviewed on a case-by-case basis.
6. Plats must be submitted with the placement of the fence shown on it, and flags must be placed for the committee to view prior to decision being made.
7. Homeowners should be aware of set-backs.
8. If one or more neighbors have a fence, the preference is that the style match the other fences as closely as possible.

**FLAGPOLES** – Homeowners must submit request to the Architectural Review Committee and get approval before erecting a flagpole on their property (Article XI, Section R of the Covenants). Flagpoles must meet the following guidelines:

1. If freestanding in the yard, must be removable or retractable when not in use.
2. Flags may only be flown for short periods of time – national holidays/weekends.
3. Only ONE flagpole will be allowed per property.
4. Flagpole may be a maximum height of 20 feet.

**HEDGES** – including bushes, trees and shrubs  
Hedges that are planted along a boundary line between houses or at the edge of a property line, that in effect a natural “fence” must be no more than 4 feet tall and must be maintained to that height. Hedges must also be approved by the Architectural Review Committee before planting/installation. Applications must include plat with drawing, and flag placement for committee to review prior to decision.

**IRRIGATION SYSTEMS** –

1. Well water irrigation – homeowners applying to put in wells for their lawn irrigation must keep stains off sidewalks, driveways, curbs, the house, etc. We require that a chemical treatment system be installed at the same time as the well, and if staining is seen, the homeowner must stop using the well water for irrigation. Wells must be drilled by a state licensed well digger with a permit from the Town of Mt. Pleasant.
2. City of Mount Pleasant water – Preferred by the HOA due to there being no issues with staining around the homesite.
3. Applications for irrigation – plans for placement of the system must be submitted on a plat and marked with flags throughout the yard.

**PORCHES – ENCLOSED OR SCREENED** –

1. Enclosed porch application must include description and picture of similar porch for consideration.
2. Screened porches must have similar roofing as the house. No screened porches may have screening as the roof.
3. Closed-in porches must match the house in terms of siding/color, but entirely glassed-in porches will be considered on a case-by-case basis.
4. Porches must be attached to the back of the home – closed in structures (or gazebos) separate from the house are not permitted.

**WELLS** -

After talking to three major well diggers in our area, we found the following information we would like homeowners to know.

- Wells must be drilled by a state licensed well digger with permit from the Town of Mt. Pleasant. Any other well is illegal and will not be approved by the ARB.
- Shallow wells (20-45 feet) will always draw water with rust to some degree and rust stains will be an issue. It is the owner’s responsibility to remove rust stains before they become an eyesore. Rust Aide and Iron Out have been recommended. There are systems you can purchase to attach to your well to take most of the iron out before it comes above ground.
- Deep wells (200-350 feet) will probably run rust-free water, but will contain varying degrees of salt. After 60 feet, you will not hit another water source until around 200 feet.
- All three companies advised that the amount of iron in the water can vary by neighborhood and even street to street.
- Mt. Pleasant Water Works charges a one-time fee for a separate water meter for irrigation.