

2026 Spring Forest Architectural Guidelines

Non-Liability for Approval of Plans

Architectural Review Committee approval of plans shall not constitute a representation, warranty or guarantee, whether expressed or implied, that such plans and specifications comply with good engineering or design or with zoning or building ordinances, or other government regulation or restrictions. By approving such plans and specifications, neither the Architectural Review Committee, the members thereof, the Spring Forest Homeowners Association, any member thereof, nor Board assumes any liability or responsibility therefore, or for any defect in the structure constituted from such plans or specification. Neither the Architectural Review Committee, and member thereof, the Spring Forest Homeowners Association, nor the Board shall be liable to any member, owner, occupant or other person or entity for any damage, loss or prejudice suffered or claimed because of: (a) the approval or disapproval of any plans, drawings and specifications, whether defective: or (b) the construction performance of any work, whether pursuant to the approved plans, drawings and specifications.

Please remember: It is the responsibility as the owner/builder (not the contractor) to ensure compliance with any applicable building codes and to see that quality workmanship and material is used for the improvement(s) to your home.

The primary function of the Architectural Committee is to preserve and maintain the aesthetic value of the community in accordance with the restrictions and protective covenants.

No construction or alteration of any structure, building, wall, walkway, patio, deck, bulkhead or improvements of any nature shall be erected, placed or altered on any lot until the construction plans and specifications, including a location plan, have been submitted to and approved by the Architectural Committee. This includes external house painting, but excludes landscaping.

Any exterior work that a property owner desires must be submitted and approved by the Architectural Committee prior to the start of the work.

The Architectural Committee meets every 2 weeks on Tuesday at 6:00 pm. Work request forms are located in the library on the file cabinet. Your request can be placed in the lock box when completed. Please include actual paint samples, renderings with dimensions so the committee can process without delay.

Written request must be submitted for any of the following;

- 1) a. **New exterior construction**, such as: additions on an existing home; a new structure; new decks, porches and stairs; patios; sidewalks and walkways; conversion of existing porches to an all-weather space; and new windows require detailed drawings, paint sample (when applicable) and plot map with request submission.
- b. **Renovation and refurbishment of existing exterior items**, such as: siding and trim; decks, porches and stairs; patios; roofs; garage or carport; driveways; and sheds require detailed drawings and paint sample (when applicable) with request submission.

Note: A paint sample including paint color and/or number is required with request submission for **ALL** painted surfaces in accordance with paragraph 2 below.

Note: “It is the owner’s responsibility to conform to existing community standards of roof color, house color, cedar siding and or cedar pattern fiber cement board only. The homeowner is responsible for contacting Horry County for final inspection.”

- 2) **Exterior Painting:** house, garage, porch, shed, deck. Color samples are required, even if you are using the previous color paint. Lattice under porches, decks or landings must be painted white or the same color as the house.
 - a. House exterior areas that may be painted white (see approved white color chart posted in the library) include the following: window trim, door trim, fascia, soffit, vertical corner boards, porch and/or deck railings, post and balusters, vents and decorative vents, garage door and/or trim, gutters and downspouts.
 - b. Porch ceilings must be painted the color of the exterior of the house, white, or a light blue color that is from the approved color charts.
 - c. If new construction (or repairs) using pressure treated wood needs cure time, the owner will have up to six months to complete painting/staining.
- 3) For new roof shingles, choose from asphalt samples that are similar to those on display in the library. If the roof is patched, it must be the same color as the existing roof.
- 4) All exterior doors, including storm doors, and sliders. This includes glass modification.
- 5) Replacement windows may include; vertically hung, crank, push-out, horizontal slider and/or picture windows that are constructed of wood or vinyl in a color that matches the existing windows on the house and are similar to the existing style and aesthetics of the house. When installing a new window, the design, shape, color and material must be consistent with the overall aesthetics of the house.
- 6) Building a new driveway or walkway, including adding width and/or length.
- 7) Painting of driveways and/or sidewalks, to include color or pattern, in shades of gray.
- 8) Building or repairing a patio; drawing to scale including specifications of material to be used (i.e. cement, wood, crushed stone, blocks or bricks) are required.

Patios that extend to the bulkhead will not be approved.

- 9) **New construction and refurbishing of decks, porches and stairs:**
 - a) When constructing a new deck, porch or stairs, a scale drawing and material specifications must be supplied.
 - b) When similar wood materials are used for deck, porch or stair tread boards, the tread surface must be painted or stained to match the color of the house.
 - c) When composite materials are used for deck, porch or stair tread boards, a color must be chosen that most closely matches the color of the house. A sample of the material in the requested color is required.
 - d) PVC/vinyl materials are permitted for use on railings, caps, bases and balusters. The materials must comply with community aesthetics, must be white in color and cannot be painted.

- 10) **Bulkheads:**
 - a) Bulkheads must be installed by a professional bulkhead contractor. Construction is not permitted as a homeowner DIY project
 - b) Code compliant treated landscape timber bulkheads may be installed. The bulkhead must include a 2x6 timber wale and 2x12 timber cap board. A detailed drawing and plot map must be submitted for approval.
 - c) Bulkhead materials may be stained a natural color and a sealer/waterproofer applied. Painting of bulkhead materials is not permitted.
 - d) The Architectural Committee will consider alternatives to wooden bulkhead structures that comply with community aesthetics. The homeowner must submit a formal proposal from a professional contractor, with sufficient details, and may be required to attend a committee meeting to discuss the details.
 - e) Sheet piling may also be used; see sample in library.

- 11) When security lights (flood or spotlights) are mounted, the lights must be adjusted so as not to shine on others' properties.

- 12) Ramps may be constructed on the front, back, or side of the home as needed in compliance with the Americans with Disabilities Act.

- 13) Gates on porches must be constructed of wood or PVC/vinyl and match existing railings, including all balusters, capping, and base to the greatest extent possible. The gate must aesthetically match the existing porch construction.

- 14) **No fences** of any kind including invisible electric fences.

- 15) Window awnings of any type are not allowed.

- 16) Retractable rear patio and deck Sun-blocker type awnings are allowed. Color shall be trim and house color. A fabric swatch must be presented for approval. Torn or inoperative awnings must be repaired, replaced or removed.

**When in doubt as to whether your project requires a written request,
please submit a written request for review.**