

Sterling Estates  
Landscaping  
and  
Fencing  
Guidelines

### Purpose

These guidelines have been established in order to maintain and improve the character and visual environment within Sterling Estates Subdivision.

Failure to submit the required information or failure to comply with these guidelines shall result in immediate action by the Architectural Committee.

### Submittals

1. The Architectural Committee will meet as needed. Submittals should be received by the committee according to the schedule established by the Committee. Any submittal received later than the deadline will be reviewed at the subsequent meeting.
2. Submittals must be in writing. No verbal submittals will be considered. Submittals should be sent to the address published by the Committee.
3. Submittals shall include:
  - A. Completed Sterling Estates Submittal Form —A copy of this form is attached.
  - B. Site Plan—The site plan must indicate the address and the lot number, the position of any existing structures, the location of any utility or drainage easements that affect the property, and the area of the proposed work.
  - C. Sketch—The sketch should illustrate the proposed improvement and should include appropriate notation/description for clarification of the proposed ideas. If a photograph or brochure of the product to be used is available, this should be included with the sketch.
4. Homeowners will be notified of the Committee's action, in writing, within three business days after the committee meets.

## Fencing Guidelines

### 1. Fence Placement

- Structural support side of the fence shall face the enclosed area.
- Fencing shall not be forward of the back corner of the main structure.
- Fencing along side and rear yards must be shared. The shared section of fencing cannot be erected directly on the property line; it must fall into one of the lots. Each property owner agrees to allow the adjoining lot owner to connect to an existing fence on their property.
- On a corner lot no fence shall be erected beyond the side building setback line shown on the recorded plat. Fences proposed for corner lots will be reviewed for impact on adjoining properties in addition to the relationship to the side building setback line.
- Fencing should not encroach on any drainage or utility easement. (Refer to the Sterling Estates Restrictive and Protective Covenants.) Any fencing placed on an easement will be removed in the event the fencing obstructs required access or maintenance. Replacement of a fence will be the responsibility of the homeowner.

### 2. Fence Types

- No chain link fences or pens will be approved.
- Six (6) foot high shadowbox wooden privacy fence. This is the Architectural Committee's preferred fence. See attached illustration.
- Six (6) foot high stockade wooden privacy fence. See attached illustration.

### 3. Any licensed fence installer may construct fences in Sterling Estates. An individual homeowner may construct a fence on their property provided it is installed to the same quality standards as all other fences in the subdivision. If a homeowner installs their own fence and it fails to meet "community standards," the Architectural Committee shall cause the offending structure to be repaired or replaced at the homeowner's expense.

### 4. All requirements of the Sterling Covenants shall apply to these guidelines and requirements. These fence guidelines will be used by the Architectural Committee to review all fence submittals. These guidelines may be changed by the Architectural Committee with approval of the Board of Directors.

## Landscaping Guidelines

Placement of landscaping beds and structures on or over utility structures are subject to requirements of the agency benefiting from the easement. For example, electric transformers are required to be accessible for maintenance and/or replacement. Landscaping material or structures that restricts access to the transformer is not allowed by the utility. Large plants and trees planted within easements are subject to be removed

by the easement beneficiary and will not be replaced by the beneficiary in the event it is necessary to remove the plants and trees for access or maintenance.

1. Borders for Landscaping Beds

- Materials must be natural with natural earth tone colors
- Approved materials include the following:

- Brown or grey stone
- Wooden timbers
- Solid brick (Match brick of structure)
- Concrete pavers

2. Mulch Material

- Approved materials include the following

- Wood mulch (natural or man-made)
- Pine straw

3. Plant Material

- Any plant that can naturally thrive in upstate South Carolina.
- Recommendation: Plant materials that are indigenous to upstate South Carolina.
- Vegetable gardens must be located in rear yard area and screened from the street.

4. Decorative Sculpture

- Sculptures, statues, bird feeders, windmills, etc., will not be approved for placement in front yards because only items with natural colors that blend with the landscape will be allowed. Other such sculpture shall be located in the rear yard and shall be screened from the street.

# Sterling Estates

**ARCHITECTURAL CHANGE REQUEST  
HOMEOWNERS SUBMITTAL FORM**

DATE REQUESTED: \_\_\_\_\_

HOMEOWNER NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

LOT NUMBER: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

PROJECT START DATE: \_\_\_\_\_ APPROX. COMPLETION DATE: \_\_\_\_\_

CATEGORY OF IMPROVEMENT: (CHECK ONE)

- Fencing
- Landscaping
- Tree removal
- Home exterior change/color change
- Auxiliary structure
- Other

SUBMISSION CHECKLIST:

- Attach site plan
- Location site, easements, and change of site plan
- Attach photograph, brochure, or sketch of proposed change
- Written proposal of idea/change
- Submit list of materials to be used
- Submit type of approved fencing for change

ATTACH APPLICABLE CHECKLIST OF ITEMS IN THIS SPACE:  
(USE BACK OF THIS FORM FOR ADDITIONAL SPACE)

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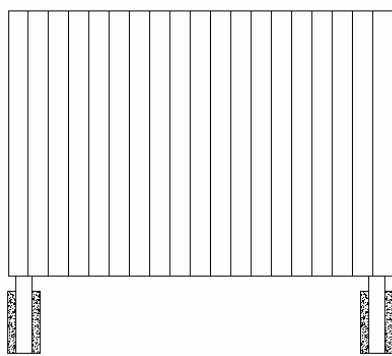
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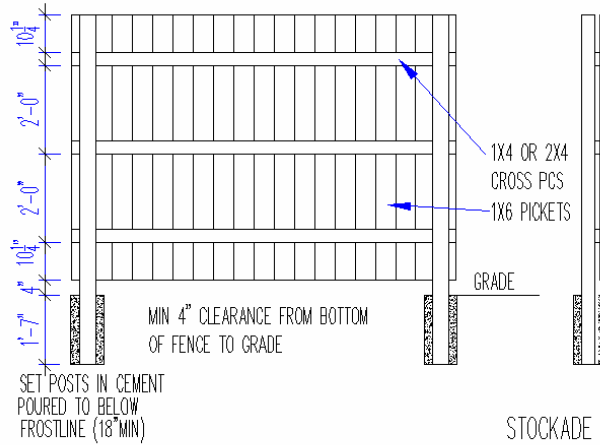
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(DATE RECEIVED BY A.C.C. \_\_\_\_\_)

## STOCKADE FENCE PANEL



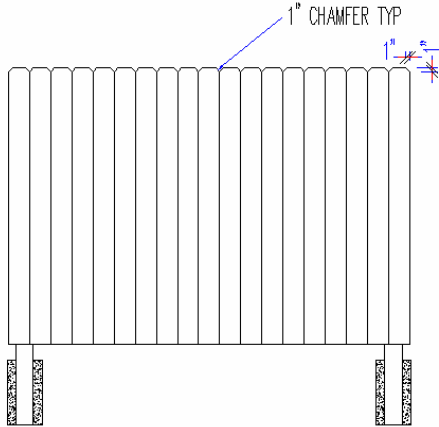
STOCKADE FENCE  
FRONT PANEL



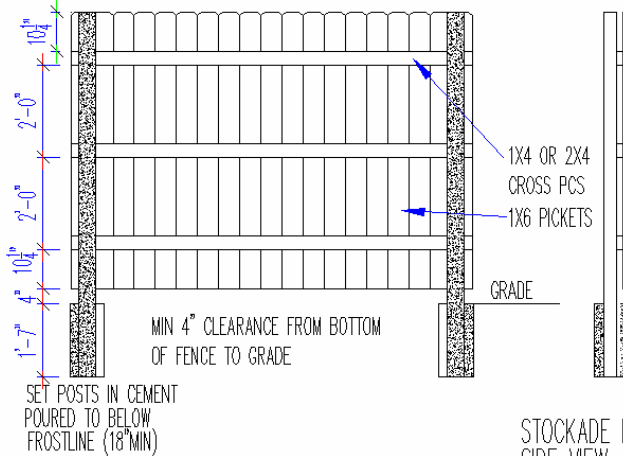
STOCKADE FENCE  
REAR PANEL

STOCKADE FENCE  
SIDE VIEW

## STOCKADE FENCE PANEL (DOGEARED)



STOCKADE FENCE (DOG-EARED)  
FRONT PANEL



STOCKADE FENCE (DOG-EARED)  
REAR PANEL

STOCKADE FENCE  
SIDE VIEW

# SHADOWBOX FENCE PANEL

