



## **Hastings Point Residential Design Guidelines**

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The following is a statement of the architectural philosophy of the *Developer* of Hastings Point Community. This statement is not intended to be in substitution of the requirements of the recorded *Restrictive Covenants of Hastings Point Subdivision* for official approval of the building plans specifications and plot plans for any proposed improvements within Hastings Point. This statement is intended as a general guideline for owners, builders and salespersons considering the purchase, sale of construction of a home within Hastings Point.

The *Developer* of Hastings Point Subdivision is desirous of maintaining and preserving the natural beauty and tranquil settings of Hastings Point Community characterized by its large lots and numerous varieties of mature trees. This statement of architectural philosophy should give you a general guideline as to the size, location, type of structure and activities, which are desirable, permitted or prohibited in Hastings Point to maintain the harmonious, aesthetic development of Hastings Point.

Prior to the construction of any residence or any other improvements on a home site within Hastings Point, the lot owner or the lot owner's builder must submit two – (2) sets of plans, specifications, plot plans and the *Plan Review Submittal Form* to the *Architectural Review Committee* (ARC) for approval. There will be no fee charges for typical approvals that are performed by the ARC. In cases where the decision cannot be made by the ARC, or a dispute arises as to the suitability of improvements or decorative selections then the services of an architectural professional will be employed at a fee of Two Hundred Fifty Dollars and 00/100 cent (\$250.00) to be paid by the lot owner or builder.

All residences constructed in Hastings Point must be constructed by a builder that is approved by the *Developer* of Hastings Point.

1. **Setbacks.** Absolute minimum setbacks shall be as set forth in the recorded subdivision plat. ARC will be looking for a minimum of a **40-foot setback** from the front property lines, **20-foot setback** from the side property lines and **50-foot setback** from the rear/back property lines. **Please Note: measurements for setbacks can be more, but not less.** ARC will determine proper setbacks for individual lots based on coexistence with surrounding homes, existing trees, necessity to accommodate side entry garages, slope of lot, etc. Variations from minimums will only be made in unusual circumstances. Sixty to one

hundred (60-100) foot setbacks will be common. **Please refer to the diagram in this document, listed as exhibit “A”.**

2. **Exterior Construction.** (A) all homes are to be solid surface, (brick stucco), “**Hardie Plank**” and stone combinations. **Vinyl is allowed only on cornice, gable, and trim areas.** Minimum heated square footage requirements are 2,200. Quions and/or Soldier Rows will be required. (B) Minimum roof pitches are to be 10 on 12 for main roof sections and 8 and 2 for offsets and porches. Architectural style shingles are required. (C) Frieze boards are to be minimum of 6 inches. Knee walls will be required to accommodate accenting above windows and frieze. Gables will be required to have hip type returns. (D) Mechanical items and electrical service shall be placed where they are not easily visible from the street. (E) Garages must be minimum 2 car, side entry. Ideally, garages will be placed as not to obscure the view of the front of the house, staggered from next-door neighbors and situated where garage doors will be subtle as possible.
3. **Duplication of Plans.** Exact duplication of exterior elevations will not be allowed. The ARC will have broad latitude in determining if a proposed plan is too similar to a nearby house in Hastings Point subdivision.
4. **Architectural Review Committee.** The ARC will consist of four persons and developer of Hastings Point. In cases where potential conflicts of interest exist an additional person not involved in the proposed construction in question will substitute as ARC members. If further conflicts or consulting becomes necessary, then the Two Hundred Fifty Dollars and 00/100 cent (\$250.00) fee will apply and the Hastings Point Architect (to be determined ) will make the final ARC decision.
5. **Landscaping Requirements.** Purchaser agrees to completely landscape all areas easily visible from the street within 30 days or certificate of occupancy. The minimum guidelines mandated by the architectural review requirements of Hastings Point Subdivision are as follows:
  - a) Front yards must be sod. Sod in all cases shall go to the street. Less than ½ of the front yard shall be in mulched areas. These mulched areas should conform to the natural wetting of the yard.
  - b) Proper front foundation and corner plantings are required based on the architectural and topographical characters of the house and lot.

Variations of these landscape guidelines must be approved by the Hastings Point Architectural Review Committee.

Landscape installation is the responsibility of the purchaser. Builder’s allowances might not cover the entire cost of professional installation of the minimum requirements.

6. **Fencing.** There will be no chain link fencing of any kind allowed in Hastings Point Subdivision including dog runs and dog kennels. Fence design materials and locations must be approved by the ARC. The ARC retains broad latitude in approving fencing based on location, lot characteristics, neighbors existing fencing, and other factors.
7. **Mailbox Requirements.** There is an approved Hastings Point mailbox that must be used by all residents. Purchase and installation of the mailbox is the responsibility of the purchaser.
8. **Out Buildings.** All detached garages, out buildings or storage buildings must match the main house. Actual location and design must be approved by the ARC.

## EXHIBIT "A"

