

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENWOOD )

**ARCHITECTURAL REVIEW BOARD  
STANDARDS FOR REVIEW  
OF CENTER COURT  
COMMUNITY ASSOCIATION, INC.**

The Architectural Review Board Standards for Review of Center Court Community Association, Inc. were enacted on or after November 25, 1991.

**BACKGROUND**

A. WHEREAS, the *Declaration of Covenants, Restrictions and Limitations and Provisions for Membership in Center Court Community Association, Inc.* (the "Declaration") was recorded November 25, 1991 at Book 365, Page 599 in the Greenwood County Register of Deeds ("ROD");

B. WHEREAS, the *Supplemental Declaration of Covenants, Restrictions and Provisions for Membership in Center Court Community Association, Inc.* (the "Supplemental Declaration") was recorded September 2, 1994 at Book 395, Page 3;

C. WHEREAS, in accordance with Article VI, Section 6.2 of the Declaration, no later than January 1, 2011, legal control and governance of the Center Court Community Association, Inc. (the "Association"), transitioned from the Park Place Company to Center Court Community Association, Inc., operated by the elected Board of Directors of said Association. Accordingly, the Association is now the Declarant;

D. WHEREAS, Article III, Section 3.2 of the Declaration is titled as follows: "Architectural Review of Specifications for New Construction or Additions, Reconstructions, Alterations or Changes to Structures, Landscaping and Siting."

E. WHEREAS, Article III, Section 3.2(a) of the Declaration outlines in detail a process which requires approval by the Declarant of all proposed building plans, specifications, exterior color and finish, landscape plan, site development and drainage plan (showing proposed location of such building or structure, setbacks, open space, drives, landscape elements, patios, decks and parking areas) and construction schedule.

F. WHEREAS, Article III, Section 3.2(e) of the Declaration states in part, "the Declarant shall have the right to approve (subject to the provisions of the pertinent law) the precise site and location of any structure within the Property. The location shall be determined only after reasonable opportunity is afforded the Property Owner to recommend a specific site."

G. WHEREAS, Article III, Section 3.2(f) of the Declaration states in part, "Declarant shall retain the absolute right to approve site development plans and to allocate any excess open space, density or pervious/impervious acreage following final approval of any presented plan to any other Lot, and such allocation shall be at Declarant's sole discretion and shall be binding upon all Lot owners."

*ARCHITECTURAL REVIEW BOARD  
STANDARDS FOR REVIEW  
OF CENTER COURT COMMUNITY ASSOCIATION, INC*

H. WHEREAS, Article III, Section 3.3 of the Declaration is titled “Architectural Review Board.” It states in part, “Standards for review may be published by the ARB and made available to owners or prospective owners for the cost of publication.... Any established standards or guidelines may be changed from time to time at the discretion of the ARB or Declarant, without prior notice.”

I. It appears that the Architectural Review Board Standards for Review of Center Court Community Association, Inc., although drafted at some point contemporaneous to or after the recording of the Declaration, were inadvertently not recorded. The Association, the current Declarant, now hereby causes said Architectural Review Board Standards for Review to be recorded, which action the Declarant has the authority to take under Section 3.3 of the Declaration.

J. THEREFORE AND ACCORDINGLY, the Association, acting through its duly elected Board of Directors, properly exercising the powers enumerated and described in Article III, Section 3.3 of the Declaration, and in accordance with S.C. Code Ann. § 27-30-130 (B)(2), the herein Architectural Review Board Standards for Review of Center Court Community Association, Inc. shall be caused to be duly recorded in the ROD Office for Greenwood County.

**[SIGNATURE PAGE FOLLOWS]**

ARCHITECTURAL REVIEW BOARD  
STANDARDS FOR REVIEW  
OF CENTER COURT COMMUNITY ASSOCIATION, INC

WHEREAS, Center Court Community Association, Inc., acting through its duly elected Board of Directors, properly exercising the powers enumerated and described in Article III, Section 3.3 of the Declaration, hereby causes the attached Architectural Review Board Standards for Review of Center Court Community Association, Inc. to be recorded.

In witness whereof, the undersigned has executed this instrument on this, the 29<sup>th</sup> day of

April, 2021.

Will David Clegg  
Witness #1 Signature (not notary)

William David Clegg  
Witness #1 Printed Name

Joyce P. Boone  
Witness #2 Signature (not notary)

Joyce P. Boone  
Witness #2 Printed Name

Starr Clark  
Starr Clark  
President  
Center Court Community Association, Inc.

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENWOOD    )

ACKNOWLEDGMENT

PERSONALLY appeared before me, William David Clegg and Joyce P Boone, the above signed witnesses, who are either personally known to me or provided satisfactory evidence of their identity, and oath is made that (s)he saw the within named Center Court Community Association, Inc., via its authorized signatory, sign, seal and as its act and deed, deliver the within instrument, and that (s)he, with the other witnesses subscribed above, witnessed the execution thereof, and that neither subscribing witness is a party to or a beneficiary of the transaction.

Acknowledged, sworn to and subscribed before me    )

This, the 29<sup>th</sup> day of April, 2021                                )

Shula S. Taylor  
Notary Public for the State of South Carolina                )  
My commission expires: 12/17/23                                )

## ARCHITECTURAL REVIEW BOARD

"ARB" Board for Centre Court. The 3 members appointed by Declarant are:

Mike Hood	- 1 year
Travis Higginbotham	- 2 years
Bill Hughes	- 3 years

### Standards for Review

(a) No building, fence or other structure or landscaping element shall be erected, placed or altered on said Property until the proposed building plans, specifications, exterior color and finish, landscape plan, site development and drainage plan (showing proposed location of such building or structure, setbacks, open space, drives, landscape elements, patios, decks, and parking areas) and construction schedule shall have been approved in writing by the ARB, its successors or assigns. Refusal of approval of plans, location or specifications may be based by the ARB upon any reasonable grounds, including purely aesthetic considerations, which in the sole discretion of the ARB shall seem sufficient.

(b) No alterations in the exterior appearance of any building, landscape element or structure shall be made without like approval by the ARB. One (1) copy of all plans and related data shall be furnished to the ARB, or its agent, for its records and a reasonable fee may be required at the time of submission to cover costs of plan review by professionals.

(c) The ARB will require a sample of the exterior materials used in construction showing the proposed colors to be used. This includes, but is not limited to roofing shingles, brick, stucco, wood siding, shutters, trim materials, etc. Exterior materials that may not be used are exposed concrete block, unfinished metal roofs, aluminum siding, vinyl siding and masonite siding, unless it is specifically approved by the ARB. Other materials may be added to these standards at any time.

(d) The placing of individual, private mailboxes upon Lots shall be subject to mandatory guidelines regulating the size, color or siting and construction of all mailboxes.

(e) To assure that buildings and other structures will be located so that reasonable view, privacy and breeze will be available to the largest practical number of structures built within the Property and that structures will be located with regard to the topography of each property taking into consideration the location of large trees as well as structures previously built or approved pursuant to this Article for adjacent parcels of land, and other aesthetic and environmental considerations, the ARB shall have the right to approve (subject to the provisions of the pertinent law) the precise

site and location of any structure within the Property. The location shall be determined only after reasonable opportunity is afforded the Property Owner to recommend a specific site.

(f) In submitting site development plans for review hereunder, each Lot Owner may be required to include calculations verified by an engineer or landscape architect regarding total pervious and impervious surface coverage, open space, gross building square footage, and any other data which may be requested. The ARB shall retain the absolute right to approve site development plans and to allocate any excess open space, density or pervious/impervious acreage following final approval of any presented plan to any other Lot, and such allocation shall be at the ARB's sole discretion and shall be binding upon all Lot Owners.