

2025 ARC Changes

	Old Version
Landscaping: Curbing, Edging, Tree Rings	<ul style="list-style-type: none"> • They are either earth tone colors (grey, muted red, brown or similar) and constructed of commercially available landscaping block, stacked stone, field stone or scalloped concrete edging materials that are curved to form a radius. • The top surface of the ring/edging is no more than ten inches (10") higher than the adjoining, undisturbed ground. Owner will ensure installation will not negatively impact drainage on Subject Lot or adjoining property and/or Common Areas.
Trampolines	<p>Trampolines are permitted with ARC approval. Trampolines should be located behind 6' privacy fencing and/or suitably screened by vegetation (i.e. trees and shrubs) and must be located at least fifteen feet (15') from adjacent lots and may not exceed twelve feet (12') in height. If safety netting is used it must be black or charcoal. The color of the supporting poles should match the home. Alternatively, the trampoline may be recessed into the ground, eliminating the need for a screen. Trampolines must be kept rust free with no torn canvas or missing springs. In inclement weather ensure strapped down or owner will be responsible for any damages</p>
Screened-In Porches	<p>Screened porches shall be placed on the side and rear elevations only. All screening shall be charcoal or bronze. The porch must contain materials and colors that are consistent with the materials and design of the house. Lattice or louver panels shall be considered on a case-by-case basis and shall be set in a frame.</p>
Signs (Political / Civic Signs)	<p>Temporary political signs are allowed on private property subject to the current Horry County and City signage codes.</p> <p>No rule shall regulate the content of political signs, but the type, quantity, size, length of time and manner of placement may be regulated by the ARC and/or Board providing:</p> <ul style="list-style-type: none"> • Political signs shall have a maximum size of nine (9) square feet, with a maximum height of five feet (5') from the top to the ground level. • The Board encourages any political signs be placed no earlier than thirty (30) days before an election, run off, primary or referendum. All political signs must be removed from the property within seven (7) days of such event as mentioned above. • Political flags and banners may be no larger than 4' x 6' and may only be flown or displayed during those dates called out in the County/Town signage code for the display of political and candidate signs. They are not permitted for display on the property outside of these stated dates/times.
Solar Panels / Solar Collection Devices	<p>Committee approval is required. Solar equipment must be designed as an integral part of the roof. The solar device may be installed on the roof, if all of the following criteria apply:</p> <ul style="list-style-type: none"> • Installation must conform to City, County, State, Federal and Electric Utility regulations. • Solar equipment may not extend higher than or beyond the roof line, the device(s) must conform to the slope of the roof, and the top edge of the device(s) must be parallel to the roof line. • Solar equipment color must blend in with roof and or home colors as much as reasonably possible. The color of the frame, support bracket(s), and visible piping or wiring must be silver, bronze, or black tone commonly available in the marketplace or hidden from view. • The location of the equipment must be installed on the rear facing portion of the roof (away from the street) that, in the opinion of the ARC, is the least objectionable location for the device. The Committee's guiding principle is to balance between a location that enables the equipment to be effective and a location that is the least visible and least obtrusive. Be aware that some Insurance companies will not insure.

	Old Version
Storage Sheds	Storage sheds must be reviewed and approved by the Committee. Sheds must be screened from view with a six-foot (6') privacy fence or landscaping. The shed materials and colors must match those of the exterior of the Home, specifically its base and trim siding colors, shutters, and related accessories. Roof shingles must match those on the home (i.e. asphalt shingle type and color). No metal tops or similar metal roof coverings are allowed. Plastic/Rubbermaid/Metal/Aluminum siding type storage buildings are not permitted. The overall size of the shed cannot exceed more than 120 square feet (typical shed size is 10' x 12').
Vegetable Gardens	Vegetable garden must be located in the rear yards and cannot exceed more than 100 square feet (typically 10'x10'). Garden must be screened from neighboring homes, common open space areas, and adjacent streets.
Inground Pools	In-Ground Pools are not permitted for any lot in The Parks of Carolina Forest community.

	Old Version

	New Version
Landscaping: Curbing, Edging, Tree Rings	<ul style="list-style-type: none"> • They are either earth tone colors (grey, muted red, brown or similar) and constructed of commercially available landscaping block, stacked stone, field stone or scalloped concrete edging materials that are curved to form a radius. • The top surface of the ring/edging is no more than ten inches (10") higher than the • adjoining, undisturbed ground. Owner will ensure installation will not negatively impact drainage on Subject Lot or adjoining property and/or Common Areas. • All alternative options are subject to committee approval.
Trampolines	<p>Trampolines are permitted with ARC approval. Trampolines must be located at least fifteen feet (15') from adjacent lots and may not exceed twelve feet (12') in height. If safety netting is used it must be black or charcoal. The color of the supporting poles should match the home. Alternatively, the trampoline may be recessed into the ground, eliminating the need for a screen. Trampolines must be kept rust free with no torn canvas or missing springs. In inclement weather ensure strapped down or owner will be responsible for any damages.</p>
Screened-In Porches	<p>Screened porches shall be placed on the side and rear elevations only. All screening shall be charcoal or bronze. The porch must contain materials and colors that are consistent with the materials and design of the house. Lattice or louver panels shall be considered on a case-by-case basis and shall be set in a frame. All screened in porches subject to committee approval.</p>
Signs (Political / Civic Signs)	<p>Temporary political signs are allowed on private property subject to the current Horry County and City signage codes.</p> <p>No rule shall regulate the content of political signs, but the type, quantity, size, length of time and manner of placement may be regulated by the ARC and/or Board providing:</p> <ul style="list-style-type: none"> • Political signs shall have a maximum size of nine (9) square feet, with a maximum height of five feet (5) from the top to the ground level. • Political signs may not be placed earlier than thirty (30) days before an election, run off, primary or referendum. All political signs must be removed from the property within seven (7) days of such event as mentioned above. • Political flags and banners may be no larger than 4' x 6' and may only be flown or displayed during those dates called out in the County/Town signage code for the display of political and candidate signs. They are not permitted for display on the property outside of these stated dates/times.
Solar Panels / Solar Collection Devices	<p>Committee approval is required. Solar equipment must be designed as an integral part of the roof. The solar device may be installed on the roof, if all of the following criteria apply:</p> <ul style="list-style-type: none"> • Installation must conform to City, County, State, Federal and Electric Utility regulations. • Solar equipment may not extend higher than or beyond the roof line, the device(s) must conform to the slope of the roof, and the top edge of the device(s) must be parallel to the roof line. • Solar equipment color must blend in with roof and or home colors as much as reasonably possible. The color of the frame, support brackets), and visible piping or wiring must be silver, bronze, or black tone commonly available in the marketplace or hidden from view.

New Version	
Storage Sheds	Storage sheds must be reviewed and approved by the Committee. Sheds must be screened from view with a six-foot (6) privacy fence or landscaping. The shed materials and colors must match those of the exterior of the Home, specifically its base and trim siding colors, shutters, and related accessories. Roof shingles must match those on the home (i.e. asphalt shingle type and color). No metal tops or similar metal roof coverings are allowed. Plastic/Rubbermaid/Metal/Aluminum siding type storage buildings are not permitted. The overall size of the shed cannot exceed more than 120 square feet (typical shed size is 10' x 12'). The peak height must not to exceed 8' at maximum.
Vegetable Gardens	Vegetable garden must be located in the rear yards and must be kept clean, maintained, and not create any nuisance to neighboring properties. If garden/garden beds become a nuisance the owner may be asked to remove. Garden must be screened from neighboring homes, common open space areas, and adjacent streets.
Inground Pools	<p>Outdoor, in-ground swimming pools may be permitted provided such swimming pool and associated improvements are in compliance with applicable governmental regulations, design(s), plans and specifications have been submitted for review, and the prior written approval of the Architectural Review Committee obtained.</p> <p>A. Approval of pool installation is required by the Committee.</p> <p>B. The installation, maintenance and use of all inground pools must meet all of the following: Community Guidelines, County Guidelines, and any other applicable local regulations.</p> <p>C. Approval as to location, size, composition, configuration, exterior materials, color, design and other similar matters are at the sole discretion of the ARC.</p> <p>D. Pools shall be located only to the rear of the main body of the dwelling and not extend beyond the width of the dwelling.</p> <p>E. Pools, including the surrounding deck, may not encroach over any setbacks.</p> <p>F. Pools, including surrounding deck, must be at least 5 feet away from fence line.</p> <p>G. Backwash from pools may not drain onto adjoining property.</p> <p>H. Applications for in-ground pools must include a plot plan showing the placement of the pool, pump, pool equipment, dimensions of the pool and the surrounding deck. Applicants should take into consideration room for a fence, county setbacks, easements, and requirements for swimming pools.</p> <p>I. Fencing around pools must be approved by the Committee and must meet all of the following: Community Guidelines, County Guidelines, and any other applicable local regulations.</p> <p>J. Homeowner must obtain permit for pool installation upon Committee approval of application and prior to commencement of any work. Copy of permit, permit application, and signed Pool-Fence Affidavit must be provided to Committee prior to commencement of the project.</p> <p>K. Fences around pools must be approved the Committee and must be installed/reinstalled immediately upon completion of the swimming pool installation.</p> <p>L. Pool equipment must be in the rear lot and is to be enclosed so as to not be visible from view from all adjacent lots and the street.</p> <p>M. During all phases of pool construction, entire perimeter of area must be secured with construction fencing. Construction fencing must be maintained until permanent fencing is fully installed/reinstalled.</p> <p>N. Installation of pool may not interfere with natural water drainage.</p> <p>O. A minimum of 1 site visit by the ARC is a required component of any and all approvals of pool installations.</p> <p>Additional requirements may be found at www.horrycountysc.gov.</p>

	New Version

	What Changed?	
Landscaping: Curbing, Edging, Tree Rings	Added: All alternative options are subject to committee approval.	
Trampolines	Removed: Trampolines should be located behind 6' privacy fencing and/or suitably screened by vegetation (i.e. trees and shrubs) and	
Screened-In Porches	Added: All screened in porches subject to committee approval.	
Signs (Political / Civic Signs)	Removed: The Board encourages any	
Solar Panels / Solar Collection Devices	Removed: The location of the equipment must be installed on the rear facing portion of the roof (away from the street) that, in the opinion of the ARC, is the least objectionable location for the device. The Committee's guiding principle is to balance between a location that enables the equipment to be effective and a location that is the least visible and least obstruction.	

	What Changed?	
Storage Sheds	Added: The peak height must not to exceed 8' at maximum.	
Vegetable Gardens	Added: and must be kept clean, maintained, and not create any nuisance to neighboring properties. If garden/garden beds become a nuisance the owner may be asked to remove.	
Inground Pools	Allowing and added criteria that must be met.	

	What Changed?	

Landscaping: Curbing, Edging, Tree Rings		
Trampolines		
Screened-In Porches		
Signs (Political / Civic Signs)		
Solar Panels / Solar Collection Devices		

Storage Sheds		
Vegetable Gardens		
Inground Pools		

