This is only a summary of general Architectural Control and Protective Covenants. Each village has a number of covenants and architectural control items that are particular to that village. Please refer to your complete covenants for details, or call the Lakes and Streams Homeowners Office at (803) 441-8868. In case of conflict, the complete recorded covenants shall apply.

**Summary of Architectural Control and Protective Covenants**

All outbuildings including dog houses, sheds, boat houses, etc. must match the home & require approval of the Committee on Covenants (COC) or Architectural Control Committee (ACC).

No carports -- garages with doors are required

Rear fences not to exceed 6 ft. in height. No fences allowed in front yard. No metal chain link fences allowed.

Vinyl clad chain link fencing is acceptable ins some Villages with proper shrub or wooden fence shrouding.

Fencing at the rear of a lake front lot not to exceed 4 ft. Approval required for all fences.

Concrete driveway required. Concrete walkways (4 ft. wide) required on some lots.

Front yard required to be sodded, sprinkler system, landscaping & shrubbery required.

Satellite dishes and external antennas are restricted and require approval.

House plans, location on lot, exterior construction materials, roof covering/slope, windows & foundation must have approval of ACC.

Trees of greater than 6 in. diameter may not be removed without COC approval.

Aboveground swimming pools restricted in design.

HVAC units are to be located at the side or rear of the home, side locations to be shrouded by bushes.

All lots shall be residential, no advertised or visible commercial activity.

Hobbies shall not result in unkempt or unsightly conditions

Animals limited to three pets except Steeplechase Lakes equestrian lots. Aiken County law requires that all cats & dogs must be leashed or kept contained on private property.

Limits established on clotheslines, storage tanks, refuse containers, etc.

No unlicensed cars/trucks allowed outside of garage.

No weapons may be discharged in subdivision.

Paved off-street parking must be provided for all vehicles located in front of the rear property line. (no habitual parking on lawns).

Signs such as “yard sale, political, vehicle sale signs on a windshield, etc.” are not permitted. Only a real estate property sign not to exceed 2 ft by 3 ft is allowed.

Burning of trash by homeowners is prohibited.

Beauty easement of 30 ft. width exists in all lots around lakes, No building/fences allowed.

Changes not allowed to lake shoreline, no dumping of effluents into lake.

Blockage of lake view subject to correction by Homeowners Association.

Swimming, boating & fishing allowed. Insurance by Lakes and Streams HOA.

Canoes & small boats (14 ft. max.) allowed with electric motors only (3 hp max.)

No docks, diving boards or floating docks.

Controlled hours for lake, creek and amenity use (dawn to dusk).

No firearms, alcoholic beverages, glass containers, audio equipment without earphones, or unruly behavior.

Withdrawal of water from lakes prohibited unless approved by the L&S HOA.

No parking on the street is allowed, except for temporary guests.