

Tyson Farms Architectural Guidelines

Established by Tyson Farms ARC October 2021
Updated by Tyson Farms Board of Directors August 2026

Per the Tyson Farms Declaration of Covenants, Conditions, and Restrictions and the Tyson Farms Amended and Restated Declaration of Covenants, Conditions, and Restrictions Article VIII Section 2: "The ARC may from time to time recommend to the Board, and the Board may, in its sole discretion, adopt, promulgate, amend and repeal rules and regulations implementing the provisions of this Article VIII, including adoption of detailed architectural guidelines and the imposition of a fee or charge for review of proposed improvements or modifications."

1. Any request for a new fence or a fence replacement should reflect fencing will be installed a minimum of 1' (one foot) from the property line. The owner or fence installer should locate property corners prior to installing the fence.
2. Requests for fences, buildings, or any other construction addition to a home should include the original plot plan outlining any easements on the Lot. The submissions should reflect the proper setbacks and note in writing the improvement will not impede any drainage easement on a lot. If your construction requires a permit, your vendor should contact the City of Greenville Planning Division at 252-329-4498 to obtain proper documentation.
3. Each owner shall maintain in good condition and repair all improvements constructed upon such owners' lot including without limitation, the Dwelling. Each lot on which there is a completed Dwelling shall be maintained in a neat condition by the owner, therefore or, as appropriate, the Association or a sub-association. Neat, shall require, at a minimum the following:
 - a. Lawns be regularly cut and fertilized, and that mulched/pine straw areas be regularly maintained and kept weeded so that its appearance is in harmony with the neighborhood.
*If a lawn is not being properly maintained (mowed 6" or below and weeds removed, a letter will be sent, a hearing will be held, and possible fines incurred. If the lawn exceeds 10" the owner will be reported to Code Enforcement.)
 - b. Lawns should be kept free of trash and toys strewn throughout the yard.
 - c. Parking on lawns, unimproved surfaces, or sidewalks is strictly prohibited. The City of Greenville prohibits parking vehicles in yards or on any unimproved surface (such as grass) that is not a designated driveway. Vehicles must also be parked in a manner that does not obstruct sidewalks or pedestrian access.
 - d. Homes, buildings, and fences should be pressure washed as needed or requested by the Board to remove mold and mildew.

Fine Policy for Non-Compliance

If new construction or any exterior modifications begin at your residence without prior approval of the ARC committee, a warning letter will be sent to your home requesting plans and specifications be submitted for review. If you fail to submit plans and specifications for review and/or continue construction without permission, by suggestion of the ARC Committee, the Board of Directors reserves the right to hold a hearing and fine you an initial fine of up to \$100, plus up to \$100 in daily fines if the construction or modification remains unapproved, until the claim is resolved. Daily fines will begin 14 days post hearing date if the violation is not resolved after the hearing.

If a violation of the outlined guidelines occurs and is noted during a monthly inspection or reported to management, a warning letter will be sent to your home requesting the violation be corrected. Approximately 30 days will be allowed to correct the violation before a subsequent inspection. If the violation has not been addressed at a subsequent inspection, by suggestion of the ARC Committee, the Board of Directors reserves the right to hold a hearing and fine you an initial fine of up to \$100, plus up to \$100 in daily fines for each day the violation remains open. Daily fines will begin 14 days post hearing date if the violation is not resolved after the hearing.

For questions about regarding the guidelines, how to submit an architectural request, or the fining policy, please contact the Community Manager, Amber Whittington, at amber@russellpm.com.