



September - October 2021



A Periodic Update for the Mahaffey Plantation Community

ARCHITECTURAL REVIEW COMMITTEE OVERVIEW

Keeping Mahaffey Plantation safe, updated and maintained are key functions of your Board. Part of the Board's role, along with our HOA Upstate Manager, Stephanie, is to ensure adherence to the community's covenants and that standards are followed when you are planning new construction or external projects for your property.

The ARC (Architectural Review Committee) is chartered with this role, reviewing and approving or denying your plans for projects. Please take a look at the steps to follow with the links to the forms you will need to complete.



Review Covenants - <https://mahaffeyplantation.com/documents/>

- Review Covenants to understand expectations
- Study Covenants / ARC ONE PAGER to understand when an ARC needs to be completed – See Next Page

Complete ARC Form - <https://mahaffeyplantation.com/documents/>

- Complete ARC form and submit to HOA UPSTATE and Mahaffey Plantation ARC Board Chair
- Submit project details and diagrams as appropriate

Review Project with ARC Chair

- Speak to ARC Chair to ensure receipt, review project and estimate timing
- Address open questions
- Make adjustments to project plan

Connect with Neighbors

- Advise immediate neighbors of upcoming projects and timing
- Listen to concerns and discuss with ARC as appropriate

Review with ARC Chair at Project Completion

- Meet with ARC once project is complete to ensure project was completed to requirements
- Adjust as needed

If you have any questions, please direct them to the Mahaffey Plantation ARC Board Chair.

In the first page we referred to an ARC ONE PAGER. We believe this one pager, which was proposed by Dave Wood Board President, should make it easier to see the types of situations that require submitting an ARC form, as well as the things Stephanie, our HOA Upstate Manager, will look out for. If a covenants related issue surfaces that needs to be addressed, Stephanie will provide you with an email notice about the issue and what you will need to do to remediate the issue. We all must take ownership for ensuring the community retains its appeal and value.

We recommend you print the grid below for your reference. Here is the link online:

<https://mahaffeyplantation.com/wp-content/uploads/2021/09/Mahaffey-Plantation-Architectural-Review-and-HOA-Review-Summary.pdf>

COVENANTS OR PROJECT REVIEWS	HOA MANAGER REVIEW	AUTHORIZATION REQUIRED BY ARC			
	MANAGER REVIEWS AND ISSUES NOTICES AS APPROPRIATE	NOT NEEDED	PERMIT NEEDED	APPROVAL BY ARC	SITE VISIT
Landscaping Maintenance – Sod Required Front Yard, Weeds	Yes				
Trailers, Boats, RVs and the like on Street or Driveway	Yes				
Parking on street overnight	Yes				
Trash, Rubbish, Waste in yard	Yes				
Building Materials on yard beyond time of work being done	Yes				
Street Signage or other signage covered by trees or branches	Yes				
Commercial Vehicles on Driveway	Yes				
Radio Transmitters, Antennas, Satellite Dishes	Yes				
Trash Cans Located Inconspicuously	Yes				
Trash Burning in any form	Yes				
Vehicle maintenance on street or driveway (OK in garage)	Yes				
New Construction			Yes	Yes	Yes
Swimming Pool Addition or Removal			Yes	Yes	Yes
New Driveway Addition			No	Yes	Yes
Fences and Retaining Walls			No	Yes	Yes
Outside Generator Installation			No	Yes	Yes
Solar Energy Systems			Yes	Yes	Yes
Front Door or Window Replacements			No	Maybe	Maybe
Fire Pits or Outside Hardscape install			No	Yes	Yes
Painting Exterior if different color			No	Yes	Maybe
Large Tree Removal or Additions			No	Yes	Maybe
Pressure and Window Washing		X			
Roof Replacement if similar to roofs in neighborhood		X			
Small Tree Removals or Additions		X			
Gutter Cleaning / Installation		X			

Other Updates:

- **Pictures** from the most recent community events have been posted to the Mahaffey Plantation Website <https://mahaffeyplantation.com/gallery/>
- New STOP, two additional 25MPH and Parking Lot signs will be installed in the next 30 days
- We are seeking quotes for repair and cleanup work to the trail
- Finally, your Social Team is planning two additional events this Fall, a **Chili Cook Off / Halloween event on October 23** and a **Holiday Event December 4**. More to come via MP Facebook Group.

WELCOME! A WARM Welcome to Jorge and Teresa Rodriguez who moved into 112 Riverstone Way. Jorge’s email is Jorger@altechelectronics.com and Teresa’s email is trod1212@gmail.com. A thanks also to Heidi Daniell and Ginnie Freeman for taking the lead with new neighbors. More new neighbors will be arriving soon.