

**MYSTIC VINEYARD**  
**A PLANNED DEVELOPMENT**  
**ANDERSON, SOUTH CAROLINA**  
**DECEMBER 2007**

**I. PURPOSE**

The purpose of this Planned Development District Document is to establish the development standards for Mystic Vineyard. The intent of this document is to specify the type of permitted land uses and the manner in which such land uses shall be developed.

**II. PROJECT AREA**

Mystic Vineyard Subdivision is located on Reed Road halfway between Concord Road and SC Highway 81. The subdivision consists of 18.49 acres and contains 53 lots.

**III. DEVELOPMENT STANDARDS**

Mystic Vineyard is a PDD designed to provide residential dwellings. The concept is to provide the most important characteristics of conventional housing on reduced lots in a convenient setting.

1. Permitted Uses: All land and structures contained with Mystic Vineyard shall be used for single-family residential purposes only. No multi-family uses or commercial activity shall be allowed in Mystic Vineyard.
2. Dwelling Quality and Size: The dwelling along the perimeter bordering Bradley Park shall not consist of any two story dwellings. The roof height shall not exceed 30 feet and there will be no windows or inhabited rooms within the rear roof line in the Bradley Park. Dwellings located along the perimeter of Thornehill and Garden Gates shall not be more than one-and-a-half story structures. Each dwelling shall consist of at least 2,000 square feet as specified in the restrictive covenants for this property, square footage to be determined as maximum available on single story pad.. All one-and-a-half story homes must have at least 1,500 square feet on the ground floor. No one-and-a-half story home on the perimeter lots shall have a rear-facing window above the first floor if that room is an inhabited space.
3. Maximum Number of Lots: The maximum number of lots in Mystic Vineyard is fifty-three (53). Only one single-family structure is permitted on each lot.
4. Lot Sizes and Density of Development: The minimum lot size in Mystic Vineyard is 8,021 square feet. The gross density of the development is not to exceed 2.93 units per acre. The largest lot in Mystic Vineyard is 18,296 square feet, with the average lot size in the development equaling 10,385 square feet.

5. Sale Price: Homes will range in price from Three Hundred Thousand (\$300,000.00) Dollars to Four Hundred Thousand (\$400,000.00) Dollars at the time of construction.

6. Yard Requirements: The minimum setback requirements in Mystic Vineyard are as follows:

Front Yard: 15 feet

Rear Yard: 25 feet

Side Yard: 7.5 feet

Lots with multiple street frontages shall maintain front yard setbacks for each portion of the lot facing a street.

There is a 7.5 foot drainage and utility easement along each rear and side lot line for each lot.

~~Maximum height of structures is 30 feet or one-and-a-half stories.~~

7. Residential Construction and Maintenance: All residential units shall be conventional frame built with stone, rock, hardy board and cedar shingle siding, however no vinyl may be used except for vinyl trim and edging work. For perimeter dwellings, the rear façade of each structure shall have a maximum of 80% horizontal hardy plank siding and a minimum of 20% cedar siding, stucco, or vertical hardy plank siding. For lots 8, 9, 15 and 16 the sides will consist of a water table break or alternate siding. No manufactured homes, trailers, campers or tents shall be permitted as permanent dwellings. Construction of any dwelling or structure must be completed within one year after the commencement of the construction. No homes shall be built on a slab foundation.

8. Permitted Uses and Restrictions:

- A. **Fences** – Perimeter fencing will be built six (6') feet high on the North shall be constructed of stone and rock with fencing material being sight-obscuring, off-white ABS boards(khaki in color as available). Masonry columns shall be placed no less than every forty feet on the fence line. The fencing shall provide a buffer to ground level. For fence areas in need of support where stone columns will not be present, sections will be supported with beams as per the manufacturers specifications that will match the fencing. The (Thornehill) and West (Garden Gate) sides of the development and columns fencing shall be installed as each lot is cleared. Chain link and similar fencing material shall not be permitted. Also a four (4') foot earthen berm with landscaping will be erected along Reed Road and up to the Bradley Park privacy wall.

**Front Yard Fencing** – All front yard fencing, if built, shall be identical throughout the subdivision with a maximum height of three (3) feet. This fencing is the responsibility of the homeowners and must conform to (MVHA) covenants.

**Side Yard/Privacy Fencing** – The privacy fencing shall be at a maximum height of six (6) feet with a gate. This fencing is to be constructed with materials compatible with the primary residence throughout the development and must conform to the (MVHA) covenants.

- B. **Sewage Disposal** – No individual sewage disposal system shall be permitted unless such system is designed, located and constructed in accordance with requirements and standards set forth by the City of Anderson.
- C. **Grounds** – Landscaping for individual lots shall be planted with sod and landscaped by the builder at the completion of construction. All common areas shall be maintained by the homeowners' association.

The grass shall be cut, weeds and trees and shrubs pruned, limbs and compost piles shall be removed promptly. All common areas including on-site detention areas shall be the responsibility of the homeowners association, this abundance of landscaping is required to offset the density of the residential development. The builder will leave as many trees in the twenty- five (25') foot exterior setback area as possible with the exception of building the privacy wall and grading or drainage problems. Builder will leave as many trees project wide as possible.

- D. **Detached/Accessory Structures** – Detached/Accessory structures shall not be permitted. However, all garages must be attached to the primary structure and shall conform to the (MVHA) covenants.
- E. **Signs** – No signs of any kind will be displayed to the public view except those identifying the development, advertising residences for sale or rent (no more than 2 square feet), or signs used by a builder during a construction period (not more than 5 square feet).
- F. **Pets** – Pets shall be limited to domestic animals and allowed in the community provided that they are not kept, bred or maintained for any commercial purposes. No livestock, poultry, or exotic animals will be allowed. All pets shall be contained or leashed at all times. No outside kennels are permitted.
- G. **Parking** – A dwelling shall have on-site parking accommodations for not less than two (2) cars per single-family home. No motor homes, boats, or any other recreational vehicles other than those which can be housed in the existing garage shall be permitted.
- H. **Pools** – Any swimming pool, wading pool, or other types of structure containing water for recreational use shall not be placed in the front or side yards.

I. **Miscellaneous** – Small home television antennae will be permitted in the rear of the lots or on roof tops. Large antennae such as HAM radio towers, citizen band towers, cellular towers or any other similar receiving or sending devise are not permitted. Satellite dishes shall be permitted if the dish is 18 inches or less in diameter and placed discreetly and in accordance with (MVHA) covenants and City regulations. Clothes lines shall not be permitted. Mailboxes shall be uniform and consistent throughout the development. All homes shall have roofing materials of thirty (30) year architectural shingles.

J. **Other** – All other requirements shall be as found in the City of Anderson Zoning Ordinance and/or other adopted regulations. In the case of conflicting regulations, the most stringent shall govern. When the By-Laws are written by the Homeowners Association, the By-Laws must be reviewed by the City of Anderson for compliance with the Subdivision Regulations and PDD Document.