

OCEANSIDE VILLAGE BUILDING AND GROUNDS COMMITTEE GUIDELINES

PREFACE

All building permits are governed under State and Local jurisdiction, therefore Oceanside Village Community Club and Oceanside Village, LLC must be able to abide by their criteria.

The rules and regulations as stated in Oceanside Village, LLC sublease paragraph #15 in the 2030 and 2050 lease and paragraph #16 in the 2077 lease and Oceanside Village Community Club current rules and regulations shall apply.

These rules and regulations are designed for the safety, maintenance, and aesthetic value of the Village through which all homeowners may experience the enjoyment and pleasure of living in Oceanside Village.

The Building and Grounds Committee and/or Management may make any exceptions to these rules and regulations under advisement, providing detailed plans accompany the application to be reviewed.

Non-compliance of these rules and regulations and posting of permits will result in a penalty as so directed by Management and the Building and Grounds Committee.

The basis for the enforcement of the rules and regulations are found in the Code of Laws of South Carolina, under "Manufactured Home Park Tenancy Act", Chapter 47. Section 27-47-510, items 1 through 5, entitled "Resident's Obligations".

After receiving an Oceanside Village permit the following procedure is required.

Criteria:

1. All improvements over 100 square feet or \$500 must have a county permit (CP). A copy of the approved permit and other forms must be obtained before going to the county office.
2. Any construction in VE zone requires engineered drawing.
3. Any construction over 400 square feet in A & X zones (flood zones) require engineered drawings.
4. When applying for a county building permit, **a diagram including all dimensions of the proposed addition, plus all dimensions from property lines must accompany it.**

Procedure:

1. Pick up an approved copy of OSV permit and notarized letter from OSV Building and Grounds Committee
2. Complete Horry County Permit Application including the "TMS" number (map-block-parcel number).
3. Go to Zoning in Conway.
4. After obtaining the Horry County permit, bring to the OSV office and pick up the original OSV permit to be posted along with the original Horry County permit.

For further information call the OSV office at 843-650-4440 or Horry County Building Department 843-205-5090.

Presently the Building and Ground Committee meets every Tuesday at 3:00 p.m.

OCEANSIDE VILLAGE BUILDING AND GROUNDS COMMITTEE GUIDELINES

ADDITIONS:

All additions in Districts 1 – 9 to be a minimum of 5 feet from side and rear property lines; a minimum of 3 feet from side and 10 feet from rear in District 10 and a minimum of 10 feet from side and 15 feet from rear in District 11 and 12. (Exceptions are corner lots; see the Building & Grounds Committee). (Roof overhang should not exceed 6” at 3 feet from property lines). Any and all variances have to be approved by the County.

Improvements to include concrete, fences, sheds, screening, showers, additions, siding, roofs, and any structured landscaping must be completed within 90 days from the date of approval of Oceanside Village building permit. Extensions may be applied for in writing if necessary. **All building materials must be cleaned up by Friday of each week.**

AWNINGS:

Awnings are classified into two (2) types: retractable and non-retractable.

1. Retractable being made of cloth or canvas material and removable.
2. Non-retractable being constructed of cloth or canvas. All such structure of this type must meet local codes and the aesthetic value of the village.

Awnings over patios and decks are classified as retractable.

CONCRETE:

Concrete should be kept to a minimum of 18 inches from the side lot line. Driveways must have drainage pipe installed. All concrete pads and driveways should allow for proper drainage, including drainpipe (6 inch to 8 inch in diameter) laying 3 feet from road at front of property. Concrete slabs and driveways shall be 4 inches above grade with a “swell” at or near the pavement connection. Upon submission of a permit, the Maintenance Department will determine drainage requirements.

Whenever any homeowner has concrete slabs poured, asphalt laid or wood decking placed utilities (water valves, meters, manholes, water and sewer lines, etc.), a knockout form must be provided around utilities extending to a minimum distance of one foot from outside dimensions of utilities. It shall remain the homeowner’s responsibility to remove and replace the knocked- out materials that would be required to be removed for maintenance access to utilities. This applies also to any buildings, structures, decks, concrete, fences, etc. that are constructed or placed over Oceanside Village utilities.

It is the homeowner’s responsibility to provide easy access to the water cut-off valve whenever any buildings, structures, decks, siding, etc. are constructed to or against present home. **Water cut-off valves should be located to the outside of structure whenever possible.**

OCEANSIDE VILLAGE BUILDING AND GROUNDS COMMITTEE GUIDELINES

DIRT – (FILL):

The Maintenance Department must be informed prior to ordering or delivery of any dirt or topsoil. Dirt shall not be elevated as to cause drainage problems to surrounding properties. **Do not remove any dirt from the property.**

FENCES:

Residential:

Residential fence shall be 1 or 2 rail vinyl fencing (white only). The use of any type of wire fencing, lattice or picket shall be prohibited. The fences shall meet aesthetic values of the development. See management regarding the Keys, Melody Gardens or Bermuda Bay.

The post of any fence shall not be less than a four by four (4 x 4) or more than six by six (6 x 6) and must be 6 inches inside the property line on the side and in the rear. The fencing may proceed to the property line within two (2) feet of the pavement providing access to public utilities, maintenance, and the normal flow of traffic is not hampered.

Preexisting fences are presently covered by a “grandfather” clause; however, if 50% is damaged or in need of replacement the present rules apply.

A fence shall not exceed four and one-half (4 1/2) feet above grade in height in the rear and/or side of housing structure or more than three and one-half (3 1/2) feet above grade in the front. The bottom rail of any fence shall be at least two (2) inches above grade. The top vinyl rail shall not exceed three and one-half (3 1/2) feet above grade. All fencing above eighteen (18) inches in height enclosing property must be provided with an unlocked and functional gate. For the purpose of a fence location, the front of the house structure shall be the portion of the structure that is facing a paved road.

A solid fence is permitted only on Egret, Falcon or west side of Gannet. These will be handled on a one-to-one basis. See the Building and Grounds Committee.

Fences are not allowed in the Keys, Melody Gardens and Bermuda Bay. Privacy partitions are allowed on the south side only in Melody Gardens.

Note: Oceanside Village reserves the right to claim its right-of-way at any time and with due notice to homeowner, any fencing that is encroaching on such right-of-way must be corrected at the homeowner’s expense.

Commercial Fence:

Commercial fence shall be considered any structure that has as its sole purpose the enclosure of any properties used or leased by the lesser and not classified as residential (i.e., maintenance yard, guardhouse, lift station, etc.)

OCEANSIDE VILLAGE BUILDING AND GROUNDS COMMITTEE GUIDELINES

PAINTING:

All exterior house painting requires a building permit along with the color(s) selection and a sample of the color. No application fee is required. **Spray painting is NOT allowed anywhere in Oceanside Village.**

1. Roofs should not exceed 3 feet on a single house or 5 feet on a double wide house at the ridge. All pitched roofs will be of shingle construction. Existing flat roofs may be resurfaced. (This excludes all stick-built homes and modular).
2. All drainage from roofs will be deflected as to not cause a problem with any neighboring property.
3. All singlewides should be mansard or have a framed roof.
4. Fiberglass roofing not allowed in the wind zone.

Sunroofs: Any type of structure with the intent to cover a deck, such as a sun roof, must be constructed of wood slats or like material. Roof design must conform to the existing roof line of house.

Sunrooms: Detailed structural drawings and specifications must accompany the application for a permit of all “pre-packaged” sunrooms with or without a roof. It must meet all criteria of the Building and Ground Committee and local codes.

STORAGE SHEDS:

All storage sheds must be constructed of similar material as the house and attached to the house. No metal, vinyl or large Rubbermaid will be allowed except on Egret, Falcon or the west side of Gannet. The Rubbermaid allowed must be a vertical storage shed of 52 cubic feet or less or the horizontal storage shed of 32 cubic feet and the shed must be backed up to the side of the house.

SPRINKLING SYSTEMS:

All in ground sprinkling systems must have a permit from the Building and Grounds Committee. You must have a private well or lake source (except the Keys, Melody Gardens, and Bermuda Bay). Reference Rules and Regulations dated July 1, 2003, Article III, Section 18.

OCEANSIDE VILLAGE BUILDING AND GROUNDS COMMITTEE GUIDELINES

TREES AND SHRUBS:

All trees, shrubs, and plants must be planted so that the maximum outgrowth is within property lines, holding 2 feet from any pavement or utilities.

For the purpose of safety, drainage, utilities and encroachment of neighboring properties, all planting of trees, shrubs, bushes, etc. must meet the approval of the Building and Grounds Committee and Maintenance Committee.

No trees may be cut down without permission of management. Santee Cooper requires a 3-foot side and back clearance and 10 feet clearance in front of transformers. Meters and disconnects must be always accessible.

WALLS: RETAINING (SEAWALLS):

Construction of retaining walls on lake or canal properties is the sole responsibility of the homeowner and must be approved by the Building and Grounds Committee.

AESTHETICS:

All decks, porches, and one-story houses require underpinning around the exterior. This is not only to enhance the appearance of the home, but it is an important safety feature.

Contractors, subcontractors, or homeowners are responsible for the removal of all of their trash and debris from construction. Trash and debris must be removed by 4:30 p.m. each Friday.

Any trash and debris not removed in a timely manner will be picked up by OSV maintenance and charged to the homeowner.

All gutter and downspouts should be installed so water flow will not affect or flood neighboring properties.

FLAG POLES:

Flag poles for Melody Gardens, the Keys, and Bermuda Bay should not exceed 20 feet in height, with a minimum height of 14 feet and not to exceed 10 feet from home. Flag poles are not allowed on either side of the home or on the back without Management approval.

Flag poles within the other areas of the Village will be handled on a one-to-one basis.

OCEANSIDE VILLAGE BUILDING AND GROUNDS COMMITTEE GUIDELINES

TRELLIS & ARBORS:

Trellis – Frame supporting lattice work used to train vines and other climbing plants. Latticework as a decorative motif or heraldic bearing that resembles an open patterned framework.

Arbor – A decorative garden shelter or archway often made of rustic wood or latticework.

A TRELLIS is to be constructed of wood, plastic, or metal. They are to be firmly secured in the ground or attached to the house, porch, or other main structures. NO permit is needed for trellises.

An ARBOR must be firmly constructed of treated wood (plastic or metal are questionable). Main support columns are to be at least 4 inches in diameter, buried in concrete 18 inches below ground level with a minimum of 3 inches of concrete around each column. No structure is to be higher than 7 feet above the ground and within 18 inches of adjoining property line. Structure can be no wider than 6 feet or higher than 7 feet. PERMIT is needed with drawings and measurements.

BUILDING/PAINT PERMIT APPLICATION

NAME PHONE NO. _____

OCEANSIDE VILLAGE ADDRESS _____

CONTRACTOR _____

ESTIMATED DATE OF COMPLETION

WORK TO BE DONE

RESTRICTIONS (\$10.00 Application fee due when permit is requested.)

1. Minor repairs, painting, etc. require an Oceanside Village permit. The committee will advise you if a county permit (CP) is required. A copy of the approved OSV permit and other forms must be obtained before going to the county office.
2. Additions in Districts 1-9 to be a minimum of 5 feet from property lines: a minimum of 3-10 feet in District 10 (Roof overhang should not exceed 6" at 3 feet from property lines.), and a minimum of 10-15 feet in District 11 and 12. Any and all variances have to be approved by the County.
3. Concrete must be 18 inches from the side lot lines. All concrete pads and driveways should allow for proper drainage, including drain pipe (6 inch to 8 inch in diameter) laying 3 feet from road at front of property.
4. Paint and vinyl color(s) must adhere to uniformity of existing homes in the Village. Please attach color samples to application. All siding requires a county permit. **Spray painting is NOT allowed in Oceanside Village.**
5. Additions and storage buildings (etc.) must be constructed of similar material as home and attached to the home by one complete side. Roof lines must conform to Building and Grounds Guidelines.
6. All additions must provide accessibility for electric, plumbing, cutoffs and clean outs.
7. Fences - Please refer to the Building and Grounds Guidelines.
8. Installation of a satellite dish must have an OSV permit.
9. **Drawing must include all dimensions of proposed addition plus all dimensions from property lines.**
10. **All exterior additions, repairs, or improvements must be completed within 90 days from date of approval.**
11. Any changes to the above request or other conditions must be approved by the Building and Grounds Committee and Management. Please refer to the Building and Grounds Guidelines handout for more detailed information.
12. **Permits must be picked up and displayed before work begins. If not, a fine of \$50.00 to \$100.00 will be imposed.**

PERMIT NO.

Resident/Agent Signature

Date:

PAINING INFORMATION

Name: _____

OSV Address: _____

Email Address: _____

Paint Type: Flat Semi-Gloss Stain

Color

Exterior of Home: _____

Window Trim: _____

Door Trim: _____

Doors: _____

Shutters: _____

Decking/Steps: _____

Picketts: _____

Handrails: _____

Underpinning: _____

Driveway: _____

Signature: _____

Date: _____

OCEANSIDE VILLAGE
TRASH AND DEBRIS DISPOSAL RULES
FOR CONTRACTORS

Contractors, subcontractors, or homeowners are responsible for the removal of all their debris and trash from construction.

Trash and debris must be removed by 4:00 p.m. each Friday.

Any trash and debris not removed in a timely manner will be picked up by OSV maintenance and charged to the homeowner.

Contractors CANNOT dispose of any trash or debris in Oceanside Village maintenance yard.

The disposing of construction debris continues to be a problem in the Myrtle Beach area. Oceanside Village has incurred the same issues and the rising cost associated with removing the debris. The past several years many contractors have used our dumpsters to unload construction debris and cement products around the facility. Effective immediately authorized and unauthorized contractors **CANNOT** dump construction debris of any kind into Oceanside's dumpsters. Exterior or Interior construction performed by a contractor can lease their own dumpster for a project or haul away to appropriate disposal facility.

UPDATED 9/20/22