

Summary of Community Guidelines

- **Land is to be used for residential purposes only. One single dwelling is permitted per lot.**
- **Roadways are private.**
- **Annual assessment is set at \$400 per lot.**
- **No more than one dwelling or residence shall be built upon any lot and no more than one detached building (of permanent nature).**
- **Dwellings on riverfront lots shall have a minimum size requirement of 2,500 sqft of heated living space.**
- **Dwellings on non-riverfront lots shall have a minimum size requirement of 2,000 sqft of heated living space.**
- **Black Water Cove is intended to reflect a Charlestonian architectural vernacular; this shall be the guiding standard underlying the overall aesthetics, plan and design of the community.**
- **All garages must be, at a minimum, of a size capable of housing 2 automobiles.**
- **No tent, camper, utility shed, shack, trailer, or other structure of a temporary nature shall be placed upon a lot.**
- **Lots 1-16 which have frontage along the Waccamaw River shall have the right to construct a dock or pier structure.**
- **Trees which have a diameter in excess of 6 inches measured 2 feet above ground level shall not be intentionally destroyed or removed except with prior approval.**
- **No bird baths, statuary or other such structures, equipment or debris shall be placed in the front yard.**
- **The exposed part of retaining walls shall be made of clay brick, natural stone, stucco, railroad ties, or veneered with brick or natural stone.**
- **No re-subdivision of any lot is permitted.**
- **Two adjacent lots may be combined to form a single building lot.**
- **Only household pets are permitted. No horses, livestock, poultry, etc are to be kept on any lot.**
- **All finished floor elevations shall be a minimum of 12 inches higher than the centerline of the roadway or 12 inches above the flood elevation of 17 feet, whichever is greater.**
- **The Black Water Cove Community Association is established to collect annual assessments which will be used for community upkeep including the boat dock, entrance area, common areas, landscaping, road repair and enforcement of protective covenants.**