

# Community-Wide Standards “Grand Harbor”

A/K/A Architectural Control Committee Construction Guidelines  
For New and Existing Structures

## For 2019

Effective January 1, 2019

---

### Table of Contents

<b>I. Purpose and Philosophy</b>	<b>Page 3</b>
A. Purpose of Guidelines	
B. Design Philosophy	
C. Authority of the Community-Wide Standards	
<b>II. Architectural Control Committee Authority &amp; Review Process</b>	<b>Page 4</b>
A. Architectural Control Committee Description	
B. Review Process	
01. Concept Review	
02. Final Review Before Commencing Construction	
a. Site Plan	
b. Landscape Plan	
c. Architectural Plans	
d. Construction Specifications	
e. Exterior Colors	
f. Construction Schedule	
g. Document Submittal	
h. Approval/Disapproval Steps	
i. Final Approval	
j. Building Permit	
03. Pre-Approval Conference	<b>Page 6</b>
04. Stake-Out Approval	
05. Certificate of Compliance	
06. Home Improvement Review	
07. ACC Review Process Details (Fees/Fine Information)	<b>Page 7</b>
C. Construction Hours	
<b>III. Design Guidelines</b>	<b>Page 9</b>
A. The Site	
01. Setbacks	
02. Easements	
B. Architectural Design	<b>Page 10</b>
01. Use Restrictions	
02. Size of Structure	
03. Garage	
04. Attached Structures	
05. Exterior Materials	
06. Roof Pitch	

07. Roofs
08. Driveways
09. Gutters, Downspouts, Water Control
10. Exterior Colors
11. Courtyards
12. Pools
13. Tennis Courts
14. Antenna/Satellite Dish
15. Signs
16. Exterior Mechanical Equipment
17. Trees
18. Retaining Walls
19. Lakefront and Golf Front Home Elevations
20. Screened Enclosures
21. Fences
22. Chimney Caps
23. Solar Panels and Wind Mills
24. Mail Box Location

- C. Dock Requirements **Page 14**
01. Dock and Lift Requirements
  02. Compliance Objective
  03. Greenwood County Compliance
  04. Dock Materials and Colors
  05. Dock Features
  06. Dock Location and Size
  07. Safety Markings
  08. Dock Usage

**IV. Construction Guidelines **Page 16****

- A. Required Before Construction
- B. Required During Construction
- C. Insurance Requirements **Page 18**

**V. Rules & Regulations**

- A. Prohibited Items
- B. Items Requiring ACC Approval
- C. Items That Can Be Installed On A Temporary Basis

**Certification **Page 20****

**Attachments**

- |  |                |
|--|----------------|
| Landscape Considerations When Preparing a Landscape Plan Submittal | <b>Page 21</b> |
| ACC Meeting Dates and Times  | <b>Page 23</b> |
| Grand Harbor ACC Building Application                              | <b>Page 24</b> |
| Grand Harbor Construction Preapproval Conference                   | <b>Page 25</b> |
| Grand Harbor ACC Certificate of Compliance                         | <b>Page 27</b> |
| Grand Harbor Compliance Bond Return Request                        | <b>Page 28</b> |
| Grand Harbor ACC Checklist for Home Construction Processes         | <b>Page 29</b> |
| Grand Harbor Architectural Stake-Out Approval                      | <b>Page 30</b> |
| Grand Harbor Request for Action                                    | <b>Page 31</b> |
| Dock Construction Application                                      | <b>Page 32</b> |
| Dock POA/ACC Certificate of Approval                               | <b>Page 33</b> |

## I. PURPOSE AND PHILOSOPHY OF GUIDELINES

### A. Purpose of Guidelines

The purpose of these guidelines is to encourage architectural and landscape designs that are appropriate to the surroundings and settings of the Grand Harbor community (a Planned Development District in Greenwood County, SC). The guidelines are not intended to be a dictatorial set of limitations, but are written with the intent of maintaining aesthetic appeal thus maintaining high property values for lots and homes while allowing for personal expression.

### B. Design Philosophy

These guidelines are designed to establish an attractive, harmonious, coherent and pleasant place to live.

The homes will face paved streets. Homes on corner lots can face either street, though the driveway must come off the street that assigns the house address.

For the protection of property values of all property owners, and to assure quality construction by responsible and professional workers, a builder or general contractor will be required for approval of any house construction. The builder or general contractor must be licensed to do business in the state of South Carolina and the builder's name and license number must be provided with the ACC application. Note: If owner is acting as the Builder/General Contractor they are required to have licensed and insured contractors with active South Carolina contractor licenses and will need approval of the ACC.

### C. Authority of the Community-Wide Standards A/K/A ACC Guidelines

The authority for the issuance and maintenance of Community-Wide Standards (A/K/A ACC Guidelines) is established under the "Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Grand Harbor (here in after "Covenants"). (Recorded with the Greenwood County Clerk, Instrument 201100008560, and Book 1289, Pages 80-113)".

In addition, the "Covenants" provide for the power to levy Assessments (Articles 5 and 6). As such, the use of the terms "fines, permits fees and other payments" contained within the Community-Wide Standards are deemed to be considered specific special assessments as per the "Covenants".

If there is a conflict or inconsistency between Federal, State and Local Laws including but not limited to zoning ordinances, Greenwood County Lake Greenwood requirements, the "Covenants", the Community-Wide Standards of Grand Harbor, such laws and documents, in that order, shall prevail.

The Community-Wide Standards (A/K/A ACC Guidelines) that is applicable is **the most recent version that is published by the GHPOA, Inc. (ACC) at the time the GHACC Building Permit Application is submitted. The 2019 CWS is the most current.**

## II. ARCHITECTURAL CONTROL COMMITTEE AUTHORITY AND REVIEW PROCESS

### A. Architectural Control Committee

The “Covenants” allow for the delegation of the control of Grand Harbor’s architectural, landscaping and aesthetic requirements to the Architectural Control Committee (ACC).

These guidelines are intended to assist property owners during the design, construction, or improvement of their residence while maintaining the appearance standards of the neighborhood. The GH POA Board may amend these guidelines from time to time.

### B. Review Process

This process provides a systematic and uniform review of proposed construction projects. No site preparation or clearing for construction, demolition, material deliveries or construction may begin without first obtaining a Grand Harbor Building Permit and stakeout approval.

The procedures of Greenwood County must also be followed. Submittal of drawings should occur early enough so as not to delay the construction schedule.

The Committee schedule will be published each year by the ACC. When project submittals are at a high rate, additional meetings will be scheduled and announced. The Committee must receive all submittals no later than three days preceding the scheduled ACC meeting. The appropriate Grand Harbor application forms, completed in full, plus full payment of all submission fees, must accompany the submittal.

#### 1. Concept Review

Concept Review is an approval to continue with planning only. Concept review may be for any of the items listed under Final Review, is good for one year, and requires no fee.

#### 2. Final Review

Along with the application fee, road impact fee, completion bond, compliance bond, mailbox and gate clicker fees, the following items are required for final review.

- a. Site Plan – A site plan shall be presented at a minimum 1” = 10’ scale depicting site data and must include the following:
  01. Property line description
  02. Designation of directional north
  03. Location of house on lot
  04. Location of all decks, porches and external stairs
  05. Drives and walks
  06. Setback dimension on all four sides of house
  07. Existing and proposed grade contours if grade changes are to be made
  08. Location and description of any tree over 8” in diameter that is to be removed, that is not within the building or driveway footprint
  09. All existing easements and rights-of-way
  10. Location of septic system and lines, if required
- b. Landscape Plan - A landscape plan at 1/8” = 1’0” scale showing the location of the house, driveways and walkways with proposed landscaping concepts is required.

The plan shall indicate all plantings including proposed trees. The landscape plan must be submitted for approval forty-five (45) days prior to occupancy.

01. Landscaping will continue the harmonious theme of Grand Harbor. All landscape plans must include irrigation and sod (a minimum of 10') between the street and the front property line and the number, size and specimen of trees and foundation plantings.
02. Corner lots shall be landscaped on the side facing the side street as well as the front street.
03. Vegetable and flower gardens are encouraged and permitted in the side and rear yards.
04. Landscaping shall be completed within sixty (60) days after occupancy, though there will be some leeway depending upon weather conditions. If an extension is required, please notify the ACC.

c. **Architectural Plans – Two complete sets of 11”x 17”architectural and construction plans** shall be submitted and must contain the following:

01. Footing and foundation plan
02. Floor plans
03. Building sections
04. Elevation of all views
05. Details of construction
06. Total square feet of heated area on each floor
07. Height (from 1st floor to highest pitch of roof)

d. **Construction Specifications** –Specifications must be submitted defining the color, quality and type of exterior materials not identified on plans. (Example: gray-stained, rough-hewn, cedar siding.)

e. **Exterior Colors** – Proposed colors of exterior materials including, but not limited to siding, trim, cornice, brick, roofing, stucco, shutters, lattice and gutters must be submitted for approval fifteen (15) days prior to installation. Colors will be evaluated in context with the colors of neighboring homes on the same street.

f. An estimated schedule of construction indicating the dates of commencement and completion must be submitted. For a house, a maximum of twelve (12) months, excluding landscaping, is allowed. For all other construction, a maximum of nine (9) months or less may be required by the Committee at project approval. The committee upon written request will consider a longer time frame.

g. The above information must be submitted in duplicate including all forms and plans. Once approved, one set of plans will be returned with approval noted for application to Greenwood County for a building permit. The other set of plans will be placed in a permanent file and kept at the Committee’s office. The entire required documents, fees, and cash bonds must be submitted before the Committee will take action.

h. The Committee will review plans and send a written reply to the applicant. The Committee will either grant approval or state reasons for disapproval of the project. If the plans are changed after approval, they must be re-submitted and receive approval before proceeding.

i. Final approvals are valid for a maximum of six months for construction to begin from the approval date (this is the County’s procedure) and twelve

months to complete construction from the County's construction permit issue date. Requested extensions will be reviewed.

- j. A Greenwood County Building Permit is required to be displayed on the site during construction and a Certificate of Compliance is required at the completion of construction. **The ACC's written approval must accompany the builder's permit application to Greenwood County.**

3. Pre-Approval Conference

The ACC desires to avoid misunderstandings of requirements and ensure a smooth and uneventful approval and construction process for the new dwelling or modification planned by the property owner and builder. Accordingly, before any approval of plans is given and authorization sent to Greenwood County to approve a building permit, a conference with the property owner or his authorized representative is required. Only with the property owner's written authorization delivered to the administrator will the building contractor be authorized to represent the property owner at the conference. The approval conference items are attached at the back of these guidelines.

4. Stake-Out Approval

After final approval and prior to beginning any clearing or construction on any lot, the owner and builder must schedule a preapproval stakeout meeting. Committee members (a minimum of two) will review the stake-out of the construction including house location, driveway location, proposed tree removal, final grades, job sign and permit, job toilet, dumpster. The Committee reserves the right to suggest adjustments to the owner and builder.

5. Certificate of Compliance

A Certificate of Compliance from the Committee is required at the completion of construction. In order to be in compliance, the following items must be completed and/or adhered to:

- a. The structure must be completed (including walks and drives) according to the approval of the Committee.
- b. Exterior colors shall conform to those approved by the Committee.
- c. Construction debris must be removed from the site.
- d. Temporary facilities (power pole, portable toilet, etc.) and contractor sign(s) must be removed from the site.
- e. Mailboxes must adhere to current Grand Harbor mailbox builder's specs and be flat black in color. (Contact the ACC for a copy of builder specs or to order a mailbox installation.) Mailbox must be installed and labeled with reflective house numbers (please see Greenwood County Regulations Section 6-7-8 Posting of Address Numbers for the latest requirements).
- f. Curbs, road and roadsides must be repaired to pre-construction conditions.

If at the end of the approved construction period, the construction is not completed and in compliance, the Committee may take legal action to insure compliance.

6. Home Improvement Review

As stated in the “Covenants”, the Architectural Control Committee must approve any exterior changes, alterations, or additions. All exterior repainting must also be approved. The following are required for review.

- a. A completed application form indicating that it is an application for improvements along with permit fee and cash bond if applicable.
- b. Site plans showing existing structures, setbacks, property lines, and the proposed improvements, as well as any other pertinent information.
- c. Architectural plans at 11”x17” sufficient to adequately explain the proposed addition or alteration.
- d. Exterior colors of all exposed exterior materials. Samples will be required in order to assure that any new addition will match the existing structure.

As with new construction, two sets of drawings must be submitted. After reviewing the project, the Committee may request additional information or changes to the proposed plan before granting final approval. A completion bond may be required. A Greenwood County Building Permit is required to be displayed on the site during construction and a Certificate of Compliance is required at the completion of construction.

7. ACC Review Process Details

**Purpose:** Design review as set forth in the recorded “Covenants” and any Supplements of the Grand Harbor Declarations and “Covenants”.

**Membership:** Three or more members as approved by the Grand Harbor POA Board.

**Term:** Membership on the Architectural Control Committee (“Committee”) shall be at the pleasure or discretion of the Grand Harbor POA Board. In the event of a member resigning from his/her position, the Grand Harbor POA Board will fill the vacancy.

**Quorum:** A majority of the Committee.

**Meetings:** See “ACC Meeting Dates and Times” in the Attachments.

**Submittal:** Must be received in the Committee’s office three (3) days prior to the next scheduled meeting.

**Permits, Fees and Other Payments:** *Note: All amounts are due at Plan Submission. All fees, fines and assessments due the GH-POA must be paid in full prior to any review of a submittal.*

**New Construction Fees-Due at time of Application and Plan Submission**

- \$ 350 Architectural Review Fee for Plans
- \$ 4,000 Community Impact Fee
- \$ 265 Mailbox Fee
- \$ 80 Gate Clicker Fee
- \$ 3,000 Compliance Bond Fee: To be refunded on receipt by ACC of Certificate of Occupancy, less any imposed fines
- \$ 200 For additional architectural reviews (if required/requested/needed)
- \$ 3,000 Completion Bond if the ACC/POA deems prudent due to inexperience or previous performance building within Grand Harbor and may be refunded on receipt by ACC of Certificate of Occupancy, less any imposed fines

<b><u>Renovation Fees (Including Landscaping)</u></b>	<b><u>Arch Review Fee</u></b>	<b><u>Compliance Fee</u></b>
Addition, alteration, etc..... costing \$500,001 and up	\$ 350	\$ 3,000
Addition, alteration, etc..... costing \$100,001-500,000	\$ 300	\$ 2,000
Addition, alteration, etc.....costing \$25,001-100,000	\$ 250	\$ 1,500
Addition, alteration, etc..... costing \$5,001-25,000	\$ 200	\$ 1,000

Addition, alteration, etc.....costing \$2,501- \$5,000	\$ 100	\$ 500
Addition, alteration, etc.....costing under \$2,500	\$ 50	\$ 250
Demolition without construction	\$ 50	NA

Note: Depending upon the content of a major renovation, a full or partial Compliance Bond Fee and a full or partial Road Capacity Fee may be applicable.

Any Landscape change involving existing large areas of plants and beds and removal/replacement of trees larger than 8” dia. measured 2’-0” above ground requires ACC review and approval prior to starting the work.

There are no fees for reroofing, repainting, shutters, awnings, decorative art work or maintenance and repairs.

Any dock construction, addition or repair including lifts will not require a fee. An application for construction or repair is required to be submitted to the GH ACC for approval before submitting to the County’s Lake Management office.

*Note: A permit from the County and Lake Management is required.*

**Fees are doubled for an after-the-fact application (e.g.) new home construction, new home site clearing or demolition, existing home renovation, addition and/or landscape design changes started prior to approval.** The above fees in no way void, limit or replace the Committee’s right to further enforce the “Covenants” or the guidelines or to impose additional fees or fines.

**Fines:** Fines are imposed for, but not limited to, the following:

01. \$100/day Beginning any new construction clearing, addition or modification to the exterior of an existing home prior to obtaining ACC approval and County permits
02. \$500 Starting construction and site clearing without stake out approval
03. \$100 per tree Removing trees larger than 8” diameter measured 2’-0” above ground without permission
04. \$100 Making changes to construction that alters exterior appearance without obtaining ACC approval (per item changed fine)
05. \$50/day Existing home renovation, addition, starts prior to ACC approval
06. \$50/day Existing Landscape design changes/demolition starts prior to ACC approval
07. \$25/day No job toilet at the beginning of construction
08. \$25/day No job sign with approved work hours sign improperly installed
09. \$25/day No job site dumpster or too many dumpsters
10. \$25/day Not having a clean or orderly job site
11. \$25/day Not having Committee permit posted properly
12. \$25/day Not protecting trees or common areas on construction lot or adjacent lots
13. \$25/day Construction workers’ vehicles parked in streets, easements or adjacent lots when on site space is available at site
14. \$25/day Parking heavy equipment and equipment not actively being used or scheduled to be used within 5 days on lots owned by others or community property without ACC approval
15. \$25/day Excessive noise (radios etc) on job site
16. \$100/day Contractors, subcontractors or their workers/suppliers using private facilities designed for exclusive use of property owners/ club members (non negotiable)



- |     |          |  |
|-----|----------|--|
| 17. | \$50/day | Not completing construction within approved time periods, including landscaping where applicable and not obtaining an extension  |
| 18. | \$50/day | Not repairing damaged roads, roadsides or curbs to pre-construction conditions prior to construction deadline  |
| 19. | \$25/day | Excessive mud tracked onto roads from jobsites must be cleaned daily. One written notice will be given prior to fine assessment  |
| 20. | \$25/day | All lot debris from clearing activity must be removed from jobsite. No burning piles or burying of materials is allowed, but burn barrels for personnel warmth are allowed. Dumping of debris on unoccupied lots or nearby property (including Frazier Road property) prohibited |

The above fines in no way void, limit or replace the Committee’s right to further enforce “Covenants” or these guidelines or to impose additional fines. If fines exceed the amount of the cash bond then the additional fines must be paid prior to a Certificate of Compliance being issued.

- C. **Construction Hours (new home construction, existing home renovation/additions)**  
**Construction hours are 7:30 AM to 7:00 PM Monday through Friday. No construction or materials deliveries are allowed on Saturday, Sunday or holidays unless permission is given by the ACC and then only activities that do not generate noise beyond the property line will be allowed. A non-negotiable fine of \$250/day will be assessed for violations.**

**Holidays: New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.**

### III. DESIGN GUIDELINES

The goal of these guidelines is to balance community design with the natural environment. While there is a strong desire to encourage freedom of individual expression in the development of the land and buildings, it must be tempered by those “protections” which are mutually advantageous to all property owners in Grand Harbor.

- A. The Site

The design process should begin by considering the constraints and opportunities of the site. The following should be taken into account during the design process:

- |   |                           |
|---|---------------------------|
| • Existing Topography                                 | • Existing Vegetation     |
| • Views   | • Sun Orientation         |
| • Prevailing Wind                                     | • Drainage                |
| • Driveways and Parking                               | • Utilities and Easements |
| • Setbacks  | • Adjacent Structures     |
| • Proposed (and existing) Landscaping and Maintenance |                           |
| • Neighborhood Environment                            |                           |

1. Setbacks

No part of a building except bay windows, stoops, stairs, fireplace or roof overhang may be built between the property line and the setback line of the building.

Minimum Setback Requirements are generally as follows. Front setbacks are to be set at minimums to line up front elevations.

<u>Lakefront Homes</u>	<u>Phase 1</u>	<u>Phase II through VII</u>
Front (street)	50'	20'
Rear (water)	75'	50'
Sides	10'	10'

<u>Interior Homes</u>	<u>Phase 1</u>	<u>Phase II through VII</u>
Front (street)	50'	25'
Rear	50'	25'
Sides	10'	10'

The Committee reserves the right to control absolutely and solely the precise location of any house or dwelling. As mentioned previously, a stakeout approval is required prior to any clearing or construction on a site, thus allowing for field adjustments if needed. Any request for a variance from these requirements must be submitted in writing. The ACC will send a courtesy notification to adjacent property owners. All variances must be approved by the GH ACC prior to construction.

2. Easements

The “Covenants” reserve certain easements for road and golf course access. Construction is normally not allowed in these easements, however landscape improvements may be proposed to the developer.

B. Architectural Design

It is necessary during the design process to consider: mass, roof form, window and door articulation; materials, finishes and colors; in addition to site constraints. As Grand Harbor grows, the relationship of each residence to its neighbor will be increasingly important and should play an integral role in the design process. In addition to the general design principles, the following are required:

With the exception of Canoe Bay which is an approved planned town home and patio home community, Grand Harbor is a custom build subdivision. Each residential dwelling exterior shall be of a different façade. At no time will an exterior duplicate house plan be approved for construction within Grand Harbor. At no time will the same color scheme be duplicated on the same street or within a single block.

01. Use Restrictions

See the Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Liens and Charges of Grand Harbor Article 9 for all Use Restrictions (as recorded with the Greenwood County Clerk, Instrument 201100008560, Book 1289, Pages 80-113).

02. Size of Structure

The homes of Grand Harbor should emphasize exterior authenticity and style. The concept being that the size of the house is not as important as the quality of the building.

**Lakefront home sites** will require a minimum of 2,500 heated square feet with a minimum foot print of 1,500 square feet on the first floor.

Example: 1,500 SF foot print less 400 SF min garage size = 1100 SF left for heated SF 1,100 SF + 1,400 SF = 2,500 SF heated.

Meaning a 2<sup>nd</sup> floor needs to be 1,400 SF heated to make the min 2,500 total SF or a one story would be 2,900 SF total foot print.

**Interior home sites** will require a minimum of 2,000 heated square feet with a minimum foot print of 1,500 square feet on the first floor.

Example: 1,500 SF foot print less 400 SF min garage size = 1,100 SF left for heated SF 1,100 SF + 900 SF = 2,000 SF heated min.. Meaning a 2<sup>nd</sup> floor needs to be 900 SF heated to make the min 2,000 total SF or a one story would be 2,400 SF total foot print.

**Total height, as measured from the finished first floor to the peak of the roof, shall not exceed thirty-five (35) feet.**

03. Garage

A minimum of a two (2) car garage {20 x 20} is required for all houses. A maximum of a three (3) car plus golf cart garage is allowed. All garage door styles should be consistent with the architecture of the house. Design considerations should be given to the use of one or two doors. In the Compass Point area, garage doors do not face directly toward the street when lot size is adequate for side entry or 45 degree angled entry.

04. Attached Structures

Additional structures must have some physical attachment to the main home and be constructed with the same materials and colors as the home. Detached structures are not permitted. The addition of attached structures requires the same submittal process and fees for permit review and approval as for new construction.

Open outdoor trellised areas may be considered and require that the same application and review process be followed and applicable fees applied. Neighboring lot owners will be contacted prior to approval.

05. Exterior Materials

Exterior wall material should be brick, horizontal siding, stucco or stone. The only vertical siding acceptable is "board and batten." No vinyl or aluminum siding will be allowed. All exterior colors must be submitted for approval fifteen (15) days prior to installation. Foundation walls shall be brick, stone or painted stucco parging over concrete block and match other colors of the home.

06. Roof Pitches

Roof pitches will be dictated by the architecture of the home. Dormers, garages, and porch roofs should also complement the architecture and style of the house.

07. Roofs

Roofs should be metal, cedar shake, slate or architectural asphalt or fiberglass shingles. Windows and dormers looking into unfinished attic space shall have a backing material that will not permit viewing into the exposed roof framing. Pipes and vents which penetrate roof surfaces shall be painted to match the roof material color.

08. Driveways

Surface of driveways must be approved. All driveways shall be of concrete or better. Brick and stone inlays are encouraged. Asphalt drives are not permitted. Curved drives are recommended where lot size permits.

09. Gutters, Downspouts and Water Control

Gutters and downspouts are required and emptying into underground pipes that lead away from the property and prevent erosion in all areas. Each lot is to have a berm or swale to control water flow. Water run-off is not allowed to run onto or across the golf course and out-of-bounds areas.

10. Exterior Colors

Exterior color samples must be submitted for approval fifteen (15) days prior to installation. All vent pipes and other elements that penetrate the roof should be painted to match the roof color.

11. Courtyards

Courtyard plans must be attached to the house and submitted with the original house plan. Courtyard additions must be aesthetically pleasing and contained within the setback rules. Courtyards must follow guidelines for retaining walls and may not project so far into the yard as to create a feeling of a compartmentalized area.

12. Pools

The Committee must approve the plan and pool location prior to construction. No above ground pools will be permitted. In-ground pools should be installed in the back yard with the front-most edge (nearest the house) at 6" above ground level, according to the lay of the land. Pools must meet all local and state requirements. Pool screen enclosures are not permitted.

13. Tennis Courts

Tennis courts are not permitted on individual lots.

14. Antenna/Satellite Dish

No antenna/satellite dish will be allowed within the residential neighborhood without approval of the ACC. Sixteen to twenty-one inch (16" – 21") and

smaller satellite dishes will be allowed by the Committee. Location of satellite dish shall be attached to the eave of the house or on the ground adjacent to the house inside shrub area. Antenna/Satellite Dish shall not be placed in the applicable viewing area of the yard of golf facing lots (applicable front yard view or rear yard view). See the GH POA "Covenants" Article 9, Section R."

15. Signs

Signage is restricted to the standard Grand Harbor builder sign during construction of a home and signs displaying required permits. See the GHPOA "Covenants" Article 9, Section I. The builder sign must include a work hour's sign that is to be posted in English and Spanish at all building sites next to the permit box. The ACC upon request will provide specifications for this sign.

16. Mechanical Equipment

Window air conditioning units are not allowed. Through-wall A/C units must be approved in advance. Exterior equipment including irrigation controls and gas/electric meters shall be screened from view with tall plants or fences to a height matching the equipment height. Air conditioning units must be screened with fencing (Spec, page 33). Tankless water heaters will be mounted on an interior wall.

17. Trees

Any tree over 8" in diameter measured 2'-0" above the ground and not within building or driveway footprint must be approved prior to removal.

18. Retaining Walls

Retaining walls are permitted to lessen slope grades but must be approved by the ACC.

19. Lakefront and Golf Front Home Elevations

The home elevation facing the lakefront and the golf course should have equal architectural emphasis as the front elevation since they are considered to have two fronts.

20. Screened Enclosures

All screened enclosures must have acceptable roof materials as stated in 7 above.

21. Fences

Fences are not allowed except where required by law. All fence designs must be approved by the GH ACC.

22. Chimney Caps

Chimney caps are required on all chimneys and fireplace vent stacks as a safety feature to help prevent fires started by windblown sparks. If chimney caps are missing, a lien will be placed on the property until a cap is installed.

23. Solar panels and wind mills are not permitted in the Grand Harbor community.
24. Mail box location is determined by lot owner or agent of owner who shall place a marker at desired location. Prior to placing the mailbox location marker, the owner shall call LOCATE SERVICE (811) to mark utility lines. Owner notifies the ACC two weeks prior to when owner is ready for mailbox installation. Mailboxes must adhere to current Grand Harbor mailbox builder's specs and be flat black in color (see Item 5e, Page 6).

### C. Dock Requirements

All construction and/or modifications to docks, dock covers and lifts are required to have prior approval by the Grand Harbor Architectural Control Committee prior to construction or modification.

A completed Grand Harbor Dock Application along with a drawing of the dock design must be submitted to the Grand Harbor ACC for review.

After the ACC review and approval, the ACC will issue the Grand Harbor POA/ACC Approval Certificate that shall accompany the application to Lake Management to obtain the dock construction permit.

There are no fees required by Grand Harbor for a dock construction or modification permit.

The following are Grand Harbor restrictions that are in addition to those of the County's as enforced by Lake Management.

#### 1. Dock and Lift Requirements Effective October 21, 2015

Property owners and members of the Grand Harbor community desire to present a uniform and pleasing image of the community. Diversity of tastes and individual needs are respected as long as good taste and appearance are not compromised.

- a. The following features should be addressed during the design process:
  - View from your lot and from the water
  - Utilities and easements per Lake Management
  - Adjacent structures
- b. Modifications – Modifications of existing nonconforming structures to meet the most recent or current requirements is not required unless or until a modification requiring a Greenwood County permit in accordance with the County regulations is requested.

#### 2. Compliance Objective

The objective is to establish substantial compliance with the GH requirements for roof appearance, color and configuration so that the shoreline of Grand Harbor exhibits continuity of dock design.

#### 3. Greenwood County Compliance

All Greenwood County Lake Management requirements must be met. If a Greenwood County regulation becomes more restrictive than the GH requirement, the Greenwood County requirement prevails. If GH requirements as approved by the County are more restrictive than Greenwood County requirements, the GH requirements will prevail unless a variance is granted by the ACC.

4. Dock Materials and Colors
  - a. Roofs must be hip style with a minimum 3' rise by 12' run or a maximum 4' rise by 12' run and may not extend above an elevation 453 feet above sea level as currently established by Lake Management.
  - b. Roof material is to be standing seam style of 29 gauge metal, Forest Green in color.
  - c. Shared docks may have separate covers over each slip or a single cover over two slips as approved by the ACC and Lake Management.
  - d. Roof support structures shall be rough-hewn 6" x 6" posts or equivalent.
  - e. Storage lockers must be three feet high or less and be compatible with the colors of the dock.
  - f. Dock colors that are natural to the materials used are preferred. Colors are to be submitted to the ACC for approval along with the GH permit application form.
  - g. The number, size and type of slips are limited by the regulations enforced by Lake Management.

**These requirements may be periodically revised by the ACC and Greenwood County as necessary.**

**DOCK PERMITS ARE REQUIRED BY LAKE MANAGEMENT PRIOR TO INITIATING CONSTRUCTION OF ANY ENCROACHMENT (DOCK OR PIER) OVER THE WATER BEYOND THE BULKHEAD OR SEAWALL.**

The following are **SOME** of the requirements enforced by Greenwood County Lake Management. Home owners are encouraged to obtain, review and comply with all requirements established by Greenwood County and administered by Lake Management.

5. Dock Features
  - a. No second level, plumbing facilities or living quarters are allowed per County regulations.
  - b. A single dock or a shared dock for two property owners may have a maximum of two boat slips and a maximum of two personal water craft lifts.
  - c. Ramps must meet the restrictions of Lake Management. Ramps at individual lots in Grand Harbor are not permitted.

6. Dock Location and Size
  - a. Every dock or pier shall be situated so that no portion of the structure is closer than 15 feet to the boundary lines of adjoining parcels projected along an imaginary line into the lake bed except in cases where shared docks are established or exceptions are granted based on lot configuration by Greenwood County and the ACC.
  - b. Docks and piers must meet Greenwood County requirements for 110' maximum length and 1,200' square footage maximum floored decking. Any additional length beyond 110' requires Lake Management approval and must harmonize with the surrounding lake environment, adjacent docks and must not extend into the channel as determined by Greenwood County Lake Management.
  - c. The tops of tread ways of fixed docks and piers shall be between the 440.5 and 442 contour lines (feet above sea level).
  - d. Boat slips may not exceed 35 feet in any direction.
  - e. No more than one dock structure is allowed per lot except where docks and piers are limited to one per two lots based on available lake frontage.
7. Safety Markings – white reflectors shall be placed on the outermost corners of every dock or pier with two additional reflectors on each side.
8. Dock Usage – Boat slips are for private residential uses only and may not be leased to other users.

**These requirements may be periodically revised by Greenwood County as necessary and are enforced by Lake Management.**

#### **IV. CONSTRUCTION GUIDELINES**

All residential construction at Grand Harbor will be under ACC observation. Field inspections conducted by the Committee during construction will insure that the contractor and owner are adhering to these guidelines and the “Covenants”. These inspections will be random and unannounced. A final inspection for a Certificate of Compliance will occur only after all construction is completed. Entering buildings or lots under construction shall not constitute a trespass.

##### **A. Required Before Construction**

Prior to beginning any clearing, grading or construction, the following must be completed.

01. Owner or representative meeting with committee for preapproval conference.
02. Final approval for construction and an ACC Building Permit approval letter.
03. Approval of site stakeout.
04. Greenwood County and other required agency permits.
05. Every construction site must have a freestanding sign identifying the contractor and displaying all building permits. The sign must be as approved by the GH POA Board. The signage may be placed on lot no closer than 15 feet from the



street and parallel to the curb and visible from the street. No other signs (including subcontractors, inspectors, etc.) are permitted. No signs or permits shall be attached to trees.

06. If a temporary storage unit/office is needed, it must be no larger than 2,000 square feet with a maximum height of 10 feet. The unit must be in acceptable condition and may be rejected by the ACC.

B. Required During Construction

01. Construction site is required to have a job toilet placed on the lot at least 20 feet from the curb (when possible) in an inconspicuous location with door facing away from the street.
02. Each contractor is responsible for maintaining a clean, orderly job site and for any materials, trash or debris falling from vehicles in route to or from the site.
03. Construction materials must be stored in a neat, orderly manner and kept totally within the property lines and at least 25 feet from the curb (see #6).
04. Debris and trash must be placed in a job site dumpster to be emptied when level with top. No open burning is permitted on the construction site except in steel drums.
05. Construction equipment not approved for street and highway operation is not allowed to be operated on the Grand Harbor streets. Fines of \$100 per incident will be assessed.
06. One temporary storage structure or trailer, no larger than 2000 cubic feet, is permitted. Temporary structures must be in acceptable condition and may be rejected by the ACC Committee. The temporary structure should not arrive before the building permit is issued and removed at the time of owner occupancy. This space may be used as an office or to store materials.
07. Storage structures or trailers may not be used as living quarters on job sites.
08. Temporary utilities shall be installed in a neat manner. Temporary power poles must be installed plum (vertical) and should not be utilized for sign placement.
09. During construction, barricades, if necessary, should protect trees and common areas. Such trees and areas should be defined at a preconstruction meeting.
10. Whenever possible, construction workers, including all sub-contractors, shall confine parking of their vehicles to the construction site. Vehicles should be parked only on future driveway or parking area to avoid damage to existing vegetation. Roadways are to be kept as free of parked vehicles as possible.
11. Any damaged road, curbs or roadside must be repaired to pre-construction conditions prior to issuance of Certificate of Compliance. Roads must be kept reasonably clean from dirt from construction-related vehicles traveling to and from the job site. In the event of road damage the home owner/builder will be required to meet with a designated member of the Board of Directors (and ACC Chairperson) of the GHPOA, Inc. to determine if a more appropriate long-term solution is required. The Board may elect to make a more substantial repair and determine appropriate reimbursement from the home owner/builder. The Board may elect to select the contractor for the repair.
12. Owners and contractors are responsible for seeing that their construction workers, sub-contractors and suppliers obey all traffic and security regulations at Grand Harbor.
13. Access to the Grand Harbor community is controlled by Grand Harbor. Construction workers, sub-contractors and suppliers are allowed access to and from the construction site.
14. No excessive noise is allowed on construction site. Radios or similar devices are permitted only if they cannot be heard beyond the construction site property lines.

15. Because Grand Harbor is a private community, contractors and their employees, sub-contractors, or suppliers shall not have the use of any community facilities including the golf course, rest rooms, boat ramps, exercise facilities, tennis courts, restaurants, swimming pools, parks, fishing areas or any other area designated for the exclusive use of property owners and club members or their guests.

C. Insurance Requirements

The work covered by this Section is intended to clarify the type and extent of insurance requirements required by those Contractors, Subcontractors and Homeowners acting as their own General Contractor building in Grand Harbor. The following more clearly defines the individual parameters:

1. SUMMARY

- a. Insurance coverage is required for all General Contractors, including homeowners acting as General Contractors, and Subcontractors performing work at no expense to the Grand Harbor Property Owners Association (GHPOA) for the life of the building process and shall be underwritten by an Insurance Carrier(s) licensed and authorized to underwrite such Liability in the State of South Carolina.
- b. The Contractor and/or Subcontractor shall not commence work until he/she has obtained the liability insurance coverage required and has filed Certificates of Insurance on same with the GHPOA, and the GHPOA has approved the Certificates of Insurance and the represented coverage.
- c. The Contractor and/or Subcontractors shall, during the execution of the work, take necessary precautions and place proper guards for the prevention of accidents and shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the execution of the work.
- d. Each policy shall have provisions to include a minimum 30 day written notice of cancellation or change in value less than the required amounts to the GHPOA.

2. INSURANCE REQUIREMENTS

- a. **Commercial General Liability Min. Coverage:** \$1,000,000.00 BI/PD per occurrence and \$2,000,000.00 general aggregate.
  - 1) Arranged to include the following coverage:
    - a) Coverage shall be written on an occurrence basis.
    - b) Liability coverage shall not be impaired or the aggregate is not impaired by any other project, past or present, and the limits required, shall be fully available to the GHPOA.
    - c) Premise/Operations
    - d) In the case of any blasting activities, provide an endorsement on same on the Commercial General Liability policy.
    - e) The GHPOA must be shown as additional named insured.
- b. **Worker's Compensation and Employer's Liability Coverage:**
  - 2) The coverage shall be minimally provided and arranged in the following state of South Carolina statutory form, augmented in an amount to satisfy the Umbrella and/or following Excess underlying limits described below.
    - a) \$100,000 each accident
    - b) \$500,000 disease policy limit
    - c) \$100,000 each employee disease
- c. **Builders Risk Coverage:**
  - 1) The coverage shall be for the full amount of the cost to construct/replace inclusive of any amendments to the construction building. Coverage shall be in force until such a time that the certification of occupancy is provided.

## V. RULES AND REGULATIONS

- A. The following items are prohibited on individual lots and common areas:
  - 01. Basketball hoops or backboards, either free standing or mounted
  - 02. Swing sets, slides, trampolines
  - 03. Dog pens, pet houses, or dog runs
  - 04. Clotheslines
  - 05. Playhouses
  - 06. Tree houses
  - 07. Tennis courts
  
- B. The following items require ACC approval:
  - 01. Home and landscaping plans for new homes
  - 02. Home modification plans
  - 03. Landscape design changes and removal of existing planting
  - 04. Pools
  - 05. Decks and patios
  - 06. Retaining walls and fences
  - 07. Antennas
  - 08. Screened enclosures
  - 09. Docks and dock modifications
  
- C. The following items can be installed only on a temporary basis:
  - 01. Volleyball nets
  - 02. Badminton nets
  - 03. Croquet sets

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of Grand Harbor Property Owners Association, Inc., a South Carolina corporation.

That the foregoing Community Wide Standards (aka ACC Guidelines) constitute the Restated Community Wide Standards (aka ACC Guidelines) of said Association, as duly adopted by the Board of Directors and the members of the Association on the 14<sup>th</sup> day of JANUARY, 2019.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed the seal of the Association this 14<sup>th</sup> day of JANUARY, 2019.

GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC.

*John Bartoli*

John Bartoli

Secretary



## **Landscape Considerations When Preparing a Landscape Plan Submittal – GHACC**

The goal of the CWS is to ensure the original intent of a landscape design be maintained when an existing home is re-sold to new owners. New owners may change an existing landscape design by submitting new plans for review and following the submittal requirement described in the CWS. The following are areas of interest considered in the ACC review of landscape submittals.

- a. Irrigation system
- b. Drainage on property lines
- c. Driveway frontage at the street, particularly on long driveways
- d. Screening of utilities, HVAC units, generators, wall meters
- e. Large areas of grass need to be broken up with trees and beds
- f. Size and spacing of plants, especially foundation plants
- g. Screening of retaining walls, patios, hot tubs and grills. Particularly on the golf course and lake front
- h. What does your neighbor on each side see?
- i. What trees are being used and what caliper?
- j. Maintaining a 3 foot clearance at all times from fire hydrants
- k. Turf grass shall be provided along the front of lots between the street curb and the front property line. Prior to construction this easement is maintained by the POA. When construction begins this area is maintained by the property owner.
- l. Foundation plant spacing, 4-5 ft. center to center, max.
- m. Plants that work, minimum size requirements, 3-7 gal, depending on specimen.
- n. Trees that work, minimum size requirements, 15 gal. or 3” caliper – River Birch, Maple ‘October Glory’, Weeping Willow, Japanese Maple ‘Bloodgood’, Crepe Myrtles, Weeping Yaupon, Magnolia ‘Bracken’s Brown Beauty’.
- o. Website for plant hardiness and deer resistance information for this area’s zone – <http://pender.ces.ncsu.edu/files/library/71/Deer%20Resistant%20Plants.pdf>

### **Plant Selection**

Azaleas	Encore! Compact, Spring and Fall flowering, 5-6 weeks of bloom, good color range. Indicas – large old fashioned 8’
Gardenia	Use where you can enjoy the fragrance, insect treatment, some sun protection
Camellias	Some protection best, backbone of the winter garden, both species are subject to deer browsing. Recommended types: C. Sasanqua – Fall, medium size flowers, mounding or upright growth & C. Japonica – Winter, early Spring – large flowers
Viburnum	Large Spring flowering shrubs
Fragrant Tea Olive	Large shrub to small tree, fragrant flowers Sept - April. Does attract deer in Grand Harbor. Recommendation:
Hydrangeas	Does attract deer browsing. Annabelle-White, reblooms; Oakleaf-Snowflake or Snowqueen, fall color, no deer browse; P.G. - Pink Diamond, deer resistant

Southern Magnolia	DD Blanchard – tall 50'+ - allow room; Bracken's Brown Beauty – medium 40x20'; Little Gem – dwarf 20'x10'
Crepe Myrtle	Do not cut back the top. Varieties resistant to powdery mildew and leaf spot:  Pink Velour – 10-12' tall; Red Rocket – 10-12' tall; Dynamite – 10-12' tall; Natchez or Tuscarora – tall
Dogwood	Beautiful but problematic – borers, construction damage, need part shade. Kousa – utilize to avoid dogwood anthracnose, found in the native population of dogwoods - 'Empress of China' best
Japanese Maple	Upright or weeping mounds, green or burgundy, dissected or standard leaf, deer may browse these plants. Need part shade.
Hollies	Dwarf Yaupon holly – sub for Dwarf English boxwood ; “Soft Touch” more suitable than Dwarf Yaupon for frost damage; Dwarf Burford – red berries 6-8'; Savannah – great berries, 15-20', small tree or large shrub

### **Tips for Success**

1. Choose a landscape design/build firm with experience in the neighborhood. Include the landscape architect/contractor early in the building process.
2. Check that plan includes irrigation and drainage for beds around the house. Use good sandy loam in beds. Don't plant too deeply. Mulch with pine straw or shredded bark. Plant shrubs and trees so root flare is visible.
3. Utilize more medium to small trees. Typically it takes 5-7 years for a tree to die from construction compaction. These small trees will become established and replace trees that will ultimately die.
4. If attempting to save trees around a building site, bring in a landscape contractor / horticulturalist / arborist to make proper precautions.
5. Fertilize using time-release Osmocote or Milorganite (helpful for additional deer resistance).

## ACC Meeting Dates and Times

The ACC meets at 9:00 AM on the second Monday of each month in the gatehouse.

Materials for ACC review must be received by the ACC three (3) days prior to the scheduled meeting.

Additional ACC Meetings: The ACC will schedule additional meetings as needed and requested.

Requested ACC meetings: A Builder/Homeowner may request an Expedited House Plan Review Meeting. This is a plan review meeting outside the regular posted monthly ACC meeting with the sole purpose of “Expediting a Plan Review”.

An Expedited House Plan Review Meeting requires an ACC quorum.

An Expedited House Plan Review Fee of \$200 would be applicable and should be submitted with new plans at time of request.

**Permits, Fees and Other Payments: *Note: All amounts are due at Plan Submission.***

The Grand Harbor POA web site ([www.ghcommunities.net](http://www.ghcommunities.net)) contains the latest information for the POA and ACC activities. Please refer to the site for the regularly scheduled ACC Meeting dates and times.

### **DEFINITIONS:**

**Quorum:** A majority of the Committee.

**Regular Meetings:** Monthly scheduled and posted ACC meetings by the current committee.

**Submittal:** Must be received in the Committee’s office three (3) days prior to the next scheduled meeting.

**Expedited House Plan Review Meeting:** A Builder/Homeowner requested Meeting outside the posted (ACC Calendar) regular ACC meetings.

**Building Permit Application**  
**New Construction-Addition/Alteration-Landscape**  
 Grand Harbor Architectural Control Committee 2019

<b>Type Construction applying for:</b>	<input type="checkbox"/> New	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Landscape
--	------------------------------	--	------------------------------------

Owner Name \_\_\_\_\_ Phone \_\_\_\_\_ email \_\_\_\_\_

Lot# \_\_\_\_\_ Lot Street Address \_\_\_\_\_

Mailing Address (If different) \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Licensed Builder Name \_\_\_\_\_ SC License # \_\_\_\_\_ Contact Phones \_\_\_\_\_

Mailing Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_ email \_\_\_\_\_

Estimated Cost: \_\_\_\_\_  
 Total Square Footage: \_\_\_\_\_

**Estimated Construction Dates:**  
 Start Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

Heated 1<sup>st</sup> Floor: \_\_\_\_\_  
 Heated 2<sup>nd</sup> Floor: \_\_\_\_\_  
 Finished Walk Out: \_\_\_\_\_  
 Porches: \_\_\_\_\_  
 Decks: \_\_\_\_\_  
 Garage (# of cars): \_\_\_\_\_

(Completion no later than 12 months from Start Date)

**Setbacks:**  
 Front: \_\_\_\_\_ Rear: \_\_\_\_\_  
 Right: \_\_\_\_\_ Left: \_\_\_\_\_  
 Roof Height: \_\_\_\_\_

**Exterior Treatment:**

Foundation Finish: _____	Color: _____
Skirting Material: _____	Color: _____
Wall Material: _____	Color: _____
Trim Material: _____	Color: _____
Door Type: _____	Color: _____
Shutter Material: _____	Color: _____
Material: _____	Color: _____

**Check List: (Items to accompany completed signed Application) (Refer to Page 7 CWS for Fee Schedule)**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> 2 Complete Sets of Plans    | <input type="checkbox"/> Community Impact Fee*     | <b>If Applicable:</b>   |
| <input type="checkbox"/> 2 Sets of Site Plans        | <input type="checkbox"/> Architectural Review Fee* | <input type="checkbox"/> Additional Architectural Review Fee* |
| <input type="checkbox"/> 2 Sets of Landscape Plans   | <input type="checkbox"/> Mailbox Fee*              | <input type="checkbox"/> Completion Bond Fee * (See CWS/Pg 7) |
| <input type="checkbox"/> Preapproval Conference Form | <input type="checkbox"/> Clicker Fee*              | <input type="checkbox"/> Addition/Alteration Fee*             |
| <input type="checkbox"/> Compliance Bond*            |  |   |

Name on Fee Check: \_\_\_\_\_ Check # \_\_\_\_\_ Check Date: \_\_\_\_\_

*\*All Fees are due and payable to GH-POA at time of Application submission.*

I certify that all assessments, liens, dues and fees due to the GH POA have been paid in full.  
 I have read the GH ACC guidelines and agree to comply with all requirements.

Owner Signature (Required): \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Received by: \_\_\_\_\_ Date Approved: \_\_\_\_\_

Memo: \_\_\_\_\_



## GRAND HARBOR NEW CONSTRUCTION PREAPPROVAL CONFERENCE

The Architectural Control Committee (ACC) desires to avoid misunderstandings of requirements and ensure a smooth and uneventful approval and construction process for the new dwelling or modification planned by the property owner and builder. Accordingly, before any approval of plans is given and authorization sent to Greenwood County to approve the building permit, a construction preapproval conference with the property owner or his authorized representative is required. Only with the property owner's written authorization delivered to the ACC will the building contractor be authorized to represent the property owner at the conference. Prior to the Preapproval Conference it is requested the Owner reviews the current Community Wide Standards located on community website. ([www.ghcommunities.net](http://www.ghcommunities.net)) ***A signed copy of the Preapproval Conference document is to be on file with the ACC or accompany the completed signed Application.***

### **Grand Harbor Architectural Control Committee Contact Information:**

**e-mail:** [vogtview@earthlink.net](mailto:vogtview@earthlink.net) or [criscuoli@aol.com](mailto:criscuoli@aol.com)

### **The following items and issues will be covered:**

1. Architectural drawings, material samples, and details of construction sufficient to identify the elevation views, roof, trim, and colors sufficient to the ACC to make a determination of adequacy are required with the submission of plans. Omissions of any of these details in the review does not constitute approval and can result in later disapproval, fines and rework by the contractor to meet the ACC's expectations. Notes included on the plans that may be significantly inconsistent in architectural requirements and guidelines do not constitute approval of the feature. Changes may be requested for a fee of \$100. Changes without prior ACC approval will result in a fine up to \$500 for each instance.
2. Exterior colors have come to be a concern of residents. Unusual color schemes and materials of construction beyond those already found within the adjacent properties will be carefully reviewed by the ACC for compatibility with the existing community. Extensive samples may be required by the ACC to validate the acceptability for use. While use of existing colors and materials does not constitute approval, the ACC recognizes those colors as a general baseline acceptable to residents.
3. The owner will maintain a portable toilet and construction debris container at the site and will maintain an orderly work site. Weekly cleanup and housekeeping inspections of the site are required.
4. The owner will minimize the clearing of the lot of desirable trees. **Clear cutting is expressly prohibited.** All trees over eight (8) inches diameter will remain unless in the footprint of the house or expressly approved for removal by the ACC. The owner will submit a tree removal plan that will accompany the initial drawings. A fine of \$100 will be assessed for each tree removed without authorization and a similar sized tree as part of the landscape plan must replace those trees.
5. Landscaping is an extremely important item in maintaining the beauty of the development and the lake and golf course environments. Detailed landscape plans will be submitted for approval prior to the issuance of the building permit. The ACC recognizes changes may become needed after the house is finished and better visualized. As such, the ACC will review and consider revisions that are consistent with the original intentions of the plan before final landscaping is begun. All

lots must have irrigation sprinkler systems to maintain the beauty and health of the plants and grassy areas. The sprinkler system must cover the entire landscaped portion of the lot, including grass and plants at the driveway entrance to the property. Sod is required in all grassy areas and along the front of lots between the curb and the front property line. Seeding is not permitted to establish the initial lawn grasses

6. Control of water runoff from the homeowner's property to neighbors is important. A runoff control plan will be incorporated into the building and/or landscaping plan. Water must be conveyed through drainage pipes to the lake or in other ways to avoid negative impact on adjacent property and the golf course.
7. All mechanical equipment must be shielded from view, front, side and rear by appropriate planting or other approved screens.
8. Construction of walls and fences will be approved at the discretion of the ACC as part of the building and landscape plans and shall not in any way screen desirable views from adjacent property owners. Side, front and rear line fences are expressly prohibited.
9. The construction and landscaping of the dwelling shall be completed and fully functional within 12 months of issuance of the permit. For extremely large or unusual construction the owner may request a longer period as part of the initial request. Landscaping shall be completed within 30 days. Extensions will be granted on a case-by-case basis. A fee of \$25 will be assessed for review and approval of an extension. In unusual cases, the ACC may grant approval to delay completion of internal features of the dwelling. A fine will be assessed of \$25 per day of delinquency unless an extension is granted.
10. All driveways shall be of concrete or better. Brick and stone inlays are encouraged. Asphalt drives are not permitted. Curved drives are required unless specifically excepted by the ACC.
11. Architectural Control Committee guidelines not specifically mentioned in this review are fully applicable and part of the requirements. Any deviation must be approved by specific authorization of the ACC.
12. Silt fencing is required per building code. Anytime there is potential for silt getting into the "waters of the state" fencing is required. Preventing excessive runoff into an adjacent developed lot also requires silt fencing.
13. ACC members' privacy is important and they are not open to telephone calls, emails and other correspondence directly. All correspondence and discussions between the property owner and builder and the ACC shall be through the ACC Chairman/Administrator or at a meeting of the ACC. An alternate contact will be designated in case of the absence or unavailability of the Chairman/Administrator.

**I have received a copy of the 2019 Community Wide Standards and Covenants.**

Property Owner (or representative) \_\_\_\_\_ Date \_\_\_\_\_

ACC Representative \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF COMPLIANCE 2019**  
**GRAND HARBOR ARCHITECTURAL CONTROL COMMITTEE**

When the construction project is completed and ready for final inspection, return this form with the following information completed together with the completed and signed Compliance Bond Refund Request form. The Certificate of Compliance must be requested prior to twelve months after the start of construction of a house and nine months on other construction. All items must be approved prior to the one year deadline if not; the owner/builder is to request an extension.

A member of the Architectural Control Committee will complete and issue the Certificate of Compliance after an on-site inspection. Once the Certificate of Compliance items are found to be complete, the Compliance Bond refund will be processed.

Owner Name \_\_\_\_\_ Date Permit Issued \_\_\_\_\_

Location: \_\_\_\_\_  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Street Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

The Architectural Control Committee will issue the below Certificate of Compliance after an on-site inspection.

Approved	Not Approved	
		Completed in compliance with approval
		Construction debris removed
		Temporary facilities and signs removed
		Landscaping completed (including irrigation)
		Exterior colors as approved
		Screened service area, A/C, meters, etc.
		Foundations painted or brick or stone
		House number on installed mailbox
		Road . curb damage value established
		Roof protrusions painted/attic framing covered
		Fines have been deducted or paid in full

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CERTIFICATE OF COMPLIANCE: The structure on the above noted lot has been found to be in compliance with the “Covenants”, guidelines and approvals except as noted above.

Signed/ Member GHACC: \_\_\_\_\_ Date \_\_\_\_\_

### Compliance Bond Refund Request-2019

(To be completed and signed by Owner/Builder)

I/we (insert name of owners or builder): \_\_\_\_\_

Certify that the construction of the dwelling and landscaping located at, \_\_\_\_\_

\_\_\_\_\_ is complete and in accordance with the plans

approved by the Architectural Control Committee.

Request is hereby made to return the Construction Compliance Bond of \$ \_\_\_\_\_.

Access is granted to the ACC and its agent to perform an external inspection of the above property during normal business hours to confirm this certification.

\_\_\_\_\_  
Property Owner or Agent

\_\_\_\_\_  
Date

### Compliance Bond Return Invoice - 2019

Grand Harbor Architectural Control Committee

(To be completed by Grand Harbor ACC after Final Inspection and approval of project completion)

Date: \_\_\_\_\_ ACC has completed its Final Inspection and approval of: \_\_\_\_\_.

Lot # Street

Per prior written communication with \_\_\_\_\_,  
Construction Fines of \$ \_\_\_\_\_ are to be deducted from the Original Compliance Bond of \$ \_\_\_\_\_.

Please process the below Compliance Bond Refund.

Return Full Compliance Bond of \$ \_\_\_\_\_.

Return Partial Compliance Bond of \$ \_\_\_\_\_.

Make Check Payable to: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

### CHECKLIST FOR HOME CONSTRUCTION 2019

#### GRAND HARBOR ARCHITECTURAL CONTROL COMMITTEE

For internal use only-To be completed by ACC

- Application Completed in Full and Signed By Owner (Required)
- Applicable Construction Documents (Plans-2 copies each)  
Notation: \_\_\_\_\_
- Applicable Construction Fees
- Colors on Samples of Materials  
Notation: \_\_\_\_\_
- Site Plan (2 each)**
  - \_\_\_\_\_ Property Line Description
  - \_\_\_\_\_ Directional North
  - \_\_\_\_\_ Location of House on Lot
  - \_\_\_\_\_ Location of Decks and Porches
  - \_\_\_\_\_ Location of Drives and Walks
  - \_\_\_\_\_ Setback Dimensions
  - \_\_\_\_\_ Existing and Proposed Grade Contours
  - \_\_\_\_\_ Drainage Flow by Arrows
  - \_\_\_\_\_ Trees to be removed that are not in building or driveway footprint
  - \_\_\_\_\_ Easements and Rights-of-Way
  - \_\_\_\_\_ HVAC Unit Location
- Landscape Plan (2 each)**
  - \_\_\_\_\_ Proposed Planting
  - \_\_\_\_\_ Irrigation Specifications
  - \_\_\_\_\_ Architectural Plans (2 each)
  - \_\_\_\_\_ Footing and Foundation Plan
  - \_\_\_\_\_ Floor Plan(s)
  - \_\_\_\_\_ Building Sections
  - \_\_\_\_\_ All Elevations
  - \_\_\_\_\_ Special Details
  - \_\_\_\_\_ Total Square Feet on each Floor
  - \_\_\_\_\_ Construction Specifications (2 each)
  - \_\_\_\_\_ Exterior Materials
  - \_\_\_\_\_ Driveway layout and materials
  - \_\_\_\_\_ Walkway layout and materials
  - \_\_\_\_\_ Total height, as measured from the finished first floor to the peak  
of the roof, shall not exceed thirty-five (35) feet

**STAKEOUT APPROVAL 2019**  
**GRAND HARBOR ARCHITECTURAL CONTROL COMMITTEE**

	Approved	Not Approved	Approved with Changes	Required Changes
Structural Layout				
Driveway Layout				
Tree Removal				
Final Grade Elevations				
Job Sign and Permits Posted				
Job Toilet				
Dumpster				
Curb/Gutter Condition				

**The Owner or Builder must be present to meet with an ACC member for stake-out approval, including structure location, driveway location, proposed tree removal and final grade elevations.**

\_\_\_\_\_  
 OWNER NAME

\_\_\_\_\_  
 CONSTRUCTION START DATE

Type of Construction:

New

Addition/Alteration

\_\_\_\_\_  
 LOT

\_\_\_\_\_  
 BLOCK

\_\_\_\_\_  
 STREET ADDRESS

The stakeout approval was found to be acceptable except as noted.

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
(Member, GH ACC)

**Request for Action-2019**  
**GRAND HARBOR ARCHITECTURAL CONTROL COMMITTEE**

Name of Complainant: _____	Name of Offender: _____
Address of Complainant: _____	Address of Offender: _____
Telephone Number: _____	Telephone Number: _____
Email: _____	Email: _____

**Details of the Complaint (Infraction of the "Covenants" and Community-Wide Standards)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Date of first action taken:** \_\_\_\_\_  
**Action taken:** \_\_\_\_\_  
\_\_\_\_\_

**Date of 2nd action taken:** \_\_\_\_\_  
**Action taken:** \_\_\_\_\_  
\_\_\_\_\_

**Date of 3<sup>rd</sup> action taken:** \_\_\_\_\_  
**Action taken:** \_\_\_\_\_  
\_\_\_\_\_

**Final Resolution:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Name of ACC/POA Member:** \_\_\_\_\_ **Date Received:** \_\_\_\_\_



# Dock Construction Application

Grand Harbor Architectural Control Committee 2019

<b>Type of Dock Construction applying for:</b>	<input type="checkbox"/> New	<input type="checkbox"/> Addition/ <b>Alteration</b> /Repair
<b>Type of Seawall / Bulkhead applying for:</b>	<input type="checkbox"/> New	<input type="checkbox"/> Addition/ <b>Alteration</b> /Repair

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_ email \_\_\_\_\_

County Tax Map Number of Lake Property \_\_\_\_\_ Lot # \_\_\_\_\_ Street Address \_\_\_\_\_

Builder Name \_\_\_\_\_ SC License # \_\_\_\_\_ Contact Phones \_\_\_\_\_

Mailing Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_ email \_\_\_\_\_

Brief Description of Work: \_\_\_\_\_  
 \_\_\_\_\_

<input type="checkbox"/> Two Dock Drawing Designs Accompany this Application <input type="checkbox"/> Two Site Plan Drawings with distance to Property Line _____' Structure Distance from Property Line adjacent to Lot # _____	
Estimated Cost: \$ _____	Estimated Construction Dates: Start: _____ Completion: _____
Total Decking Square Footage: _____	Roof Rise _____ Roof Run _____
Total Dock/Pier Length: _____	Dock Elevation/Above Sea Level: _____
Hip Roof Material and Gauge: 29 gauge metal	Boat Slip Opening Measurement: _____
Hip Roof Material Color: Forest Green	Shared Dock: Yes No Boat Lift: Yes No
Hip Roof support structures: _____	
Storage Locker Size: _____	
Number of Storage Lockers: _____	
Dock Color: _____	
Seawall/Bulkhead Material & Color _____	

**DOCK PERMITS ARE REQUIRED BY LAKE MANAGEMENT PRIOR TO INITIATING CONSTRUCTION OF ANY ENCROACHMENT (dock or pier) OVER THE WATER BEYOND THE BULKHEAD OR SEAWALL.**

I have read GH CWS dock construction guidelines and affirm the above building specs comply to all requirements.  
**Owner Signature (Required):** \_\_\_\_\_ **Date Submitted:** \_\_\_\_\_

**Received by:** \_\_\_\_\_ **Date Approved:** \_\_\_\_\_  
**Memo:** \_\_\_\_\_

**Seawall /Bulkhead approval of design, material and color**  
**Received by:** \_\_\_\_\_ **Date Approved:** \_\_\_\_\_

**POA/ACC CERTIFICATE OF APPROVAL  
DOCK/SEAWALL CONSTRUCTION/ALTERATION  
GRAND HARBOR ARCHITECTURAL CONTROL COMMITTEE**

Based upon the submitted Dock Construction Application, the specifications were found to be in compliance with Grand Harbor's Dock Construction Guidelines; therefore, the Grand Harbor Architectural Control Committee approves the dock construction or repair as submitted.

\_\_\_\_\_  
General Description

\_\_\_\_\_  
Owner Name

\_\_\_\_\_  
County Tax Map Number of Lake Property    Lot #    Street Address

City – Ninety Six

State – South Carolina

Zip - 29666

This approval must be updated if not completed within 12 months. Any modification to dock design, size, construction materials or location requires resubmission.

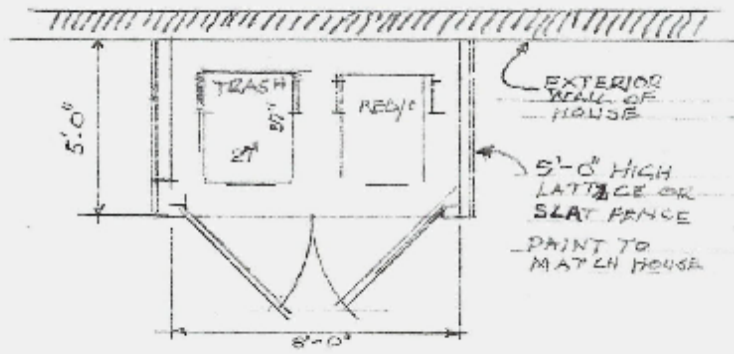
Said approval is subject to satisfactory completion and complete adherence to the submitted dock construction specifications. **PLEASE NOTIFY ACC WHEN COMPLETED FOR FINAL APPROVAL.**

\_\_\_\_\_  
Grand Harbor Architectural Control Committee

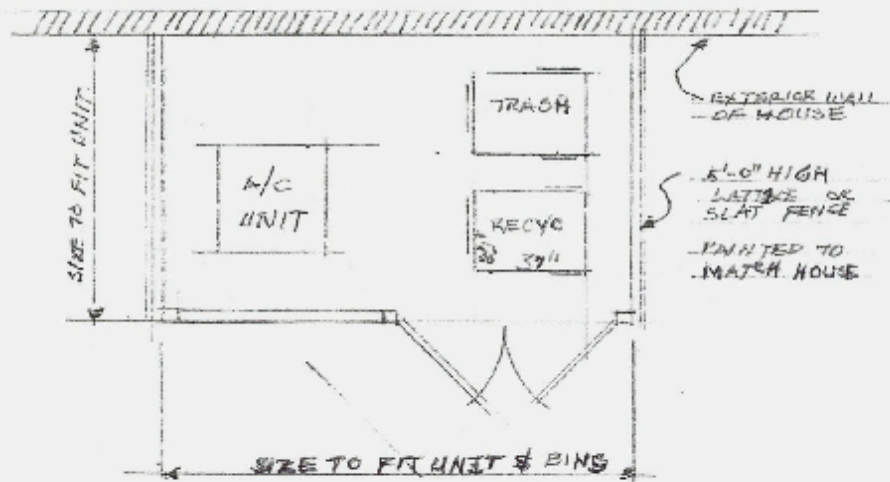
\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Signatory Telephone

\_\_\_\_\_  
Signatory email



DOUBLE TRASH BIN ENCLOSURE



A/C UNIT & TRASH BIN ENCLOSURE